City and County of San Francisco
San Francisco City Planning Commission

Environmental Impact Report

# Addendum

# San Francisco Federal Savings and Loan Headquarters

DRAFT
EE 80.339

Publication Date: March 12, 1982
Public Comment Period: March 12, 1982 through
April 15, 1982
Public Hearing Date: April 15, 1982

Written comments should be sent to the Environmental Review Officer, 45 Hyde Street, San Francisco, CA 94102

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# I. INTRODUCTION

This report is an Addendum to the San Francisco Federal Savings and Loan Headquarters Draft EIR (December 18, 1981). The Addendum analyzes several new alternatives that were developed subsequent to the publication of the Draft EIR, and were presented at the City Planning Commission public hearing on the Draft EIR on January 21, 1982. Comments made at that hearing which requested additional analyses of alternatives already included in the December 18, 1981 Draft EIR will be responded to in the Summary of Comments and Responses Addendum to the EIR.

Alternatives discussed in this Addendum are hereby incorporated into the Draft EIR, Section VII: Alternatives to the Proposed Project. This Addendum, together with the Draft EIR of December 18, 1981, constitute the amended Draft EIR for the proposed San Francisco Federal Savings and Loan Headquarters project.

New alternatives and alternatives analyzed in the December 18, 1981 Draft EIR are presented below; new alternatives analyzed in this Addendum are indicated by an asterisk (*).

A. No Project

B. Retaining the Maskey Building and/or the 60 Kearny St. Building

Variant B.1: Retaining the Maskey Building (with new construction on surrounding parcels)

* Variant B.1a: Retaining 75% of the Maskey Building structure

Variant B.2: Integrate and Retain the front 40% of the Maskey Building

Variant B.3: Retaining both the Maskey Building and the 60 Kearny Building

Variant B.4: Incorporate design elements of the Maskey Building into the exterior design of the proposed project

C. Combined Housing and Office Development Providing On Site Housing Demanded By the Project

D. Development Conforming to Guiding Downtown Development

*E. Retain Facade of Maskey Building at Existing Location on Project Site

* Variant E.1: Development at a Basic FAR of 14:1

* Variant E.2: Transfer of Permitted Basic Gross Floor Area Complying with the Existing City Planning Code

* Variant E.3: Transfer of Development Rights Complying with Guiding Downtown Development

*F. Move Full (Six-Bay) Facade of Maskey Building Opposite Maiden Lane

* Variant F.1: Development at a Basic FAR of 14:1

* Variant F.2 Transfer of Permitted Basic Gross Floor Area Complying with the Existing City Planning Code

*G. Move Reduced (Four-Bay) Facade of Maskey Building Opposite Maiden Lane

* Variant G.1 Development at a Basic FAR of 14:1

* Variant G.2 Transfer of Permitted Basic Gross Floor Area Complying with the Existing City Planning Code

## II. PROJECT DESCRIPTION SUMMARY

San Francisco Federal Savings and Loan Association, a San Francisco based corporation, proposes to construct new headquarters offices in Downtown San Francisco to provide efficient, functional space for its operations currently located in four of the five existing buildings on the site, and to provide additional space for anticipated growth of the company over the next ten years. San Francisco Federal also intends to develop the project site into a unified design theme that would identify its corporate headquarters.

The project site is located at the southeast corner of the intersection of Post and Kearny Sts., opposite the Crocker National Bank Headquarters Tower and Lick Place Galleria, which are currently under construction. The site encompasses Lots 7, 8, 9, 10 and 11 of Assessor's Block 311, (see Figure 2, p. 11 of the Draft EIR) and contains the following buildings: 30 Kearny St., 46 Kearny St., 54 Kearny St., 60 Kearny St., and 79 Post St. Forty-six Kearny St. is the site of the Maskey Building, a structure to be considered for designation as a City landmark by the City Planning Commission on March 18, 1982. The Maskey Building and 60 Kearny St. Building are on the City Planning Commission's list of Architecturally and/or Historically Significant Buildings in the Downtown Area (Resolution No. 8600), and are rated "B" in the Heritage survey.

The proposed 16-story office building would be about 230 ft. high and contain approximately 199,100 gross sq. ft. of floor area, exclusive of one basement floor and one mechanical penthouse (see Figures 4 and 5 on pp. 14-15 of the Draft EIR). The ground floor would contain a savings branch of 5,000 sq. ft. and approximately 1,600 sq. ft. of retail commercial space. The entrance to the basement level would be on Post St. This level would contain an estimated eight long-term parking spaces, two off-street loading bays /1/ and areas for mechanical equipment. The portion of the building located on the southernmost part of the site would be stepped back at the top along the width of Maiden Lane to terminate the view corridor extending from Union

Square down Maiden Lane to Kearny St. At street level, a 30-ft.-high entrance alcove would be located opposite Maiden Lane; this alcove would incorporate a major design feature, such as a commissioned work of art.

The total construction period would be about 24 months, beginning with demolition of the existing five buildings on the site. During project construction San Francisco Federal Savings and Loan (S&L) would temporarily relocate its present employees and operations from the site to other offices in San Francisco. San Francisco Federal S&L would be the principal tenant of the new building, initially occupying about 25% of the total gross floor area proposed.

NOTE - Project Description Summary

/1/ Estimated off-street loading spaces are based on requirements established by City Planning Commission Resolution No. 9286 adopted on January 21, 1982. The off-street loading requirement of one space which was reported in the December 18, 1982 Draft EIR has since been superseded by Resolution No. 9286. To accommodate the required additional off-street loading bay and maneuvering area, the number of proposed off-street parking spaces stated in the Draft EIR has been reduced to eight from 23.

III. ALTERNATIVES TO THE PROPOSED PROJECT

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ALTERNATIVE B.1a: RETAIN 75% OF THE EXTERIOR OF THE MASKEY BUILDING

The site could be developed so that at least 75% of the exterior of the Maskey Building structure would be retained. New construction would take place on Lots 7, 9, 10 and 11 (see Figure 2 on p. 11 of the Draft EIR). On Lot 8, which contains the Maskey Building, new construction would occur on approximately 25% of the rear central portion of the building, where a 20-ft.-wide light well is currently situated. The central elevator core of this alternative would be placed in the location of the light well, spanning the two towers that would be located on either side of the Maskey Building (see Figures 1 and 2, pp. 6-7).

Alternative B.1a would be developed at a 14:1 FAR and would contain approximately the same amount of gross floor area as would the proposed project (see Table 1, p. 8). The retained portion of the Maskey Building would be about 80 ft. high; the height of the new construction would be 230 ft., the same height as that of the proposed project.

Preserving 75% of the Maskey Building and integrating it into new construction would require that the Maskey structure be upgraded to existing construction type, structural, and fire and life safety requirements of the San Francisco Building Code. Some of these standards might be met by retrofitting the building.

New construction at the site would be Type I, which is defined as a building having structural elements, exterior walls, interior shaft walls, interior partitioning, and roofs and floors of fire-resistive incombustible construction (San Francisco Building Code, Article 4, T-5C, 5-D, 5-E). The Maskey Building has wood floors and roof structures, combustible interior partitioning, and no shaft protection. To comply with Type I regulations, the building would have to be gutted to the steel frame and exterior wall and

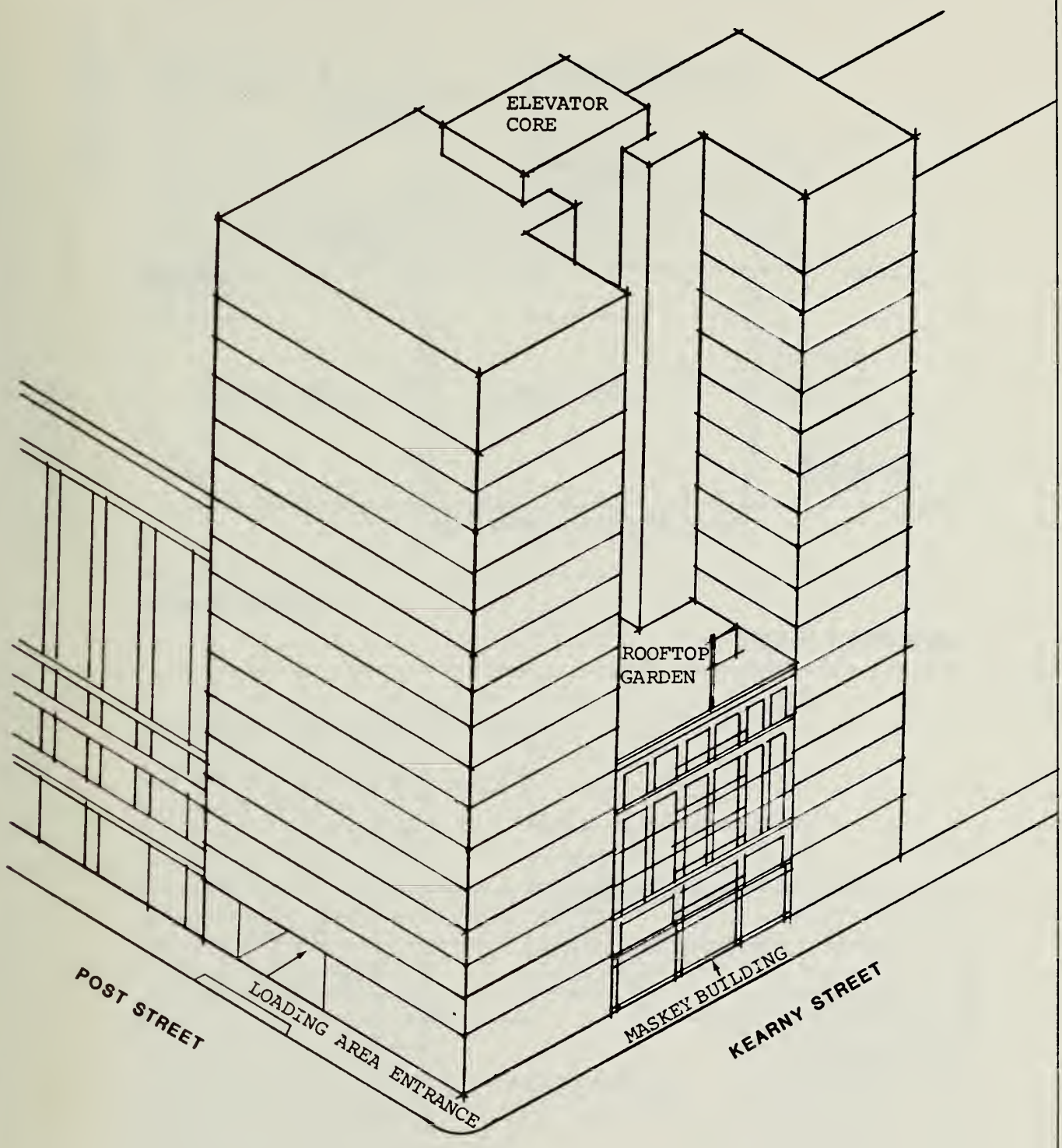
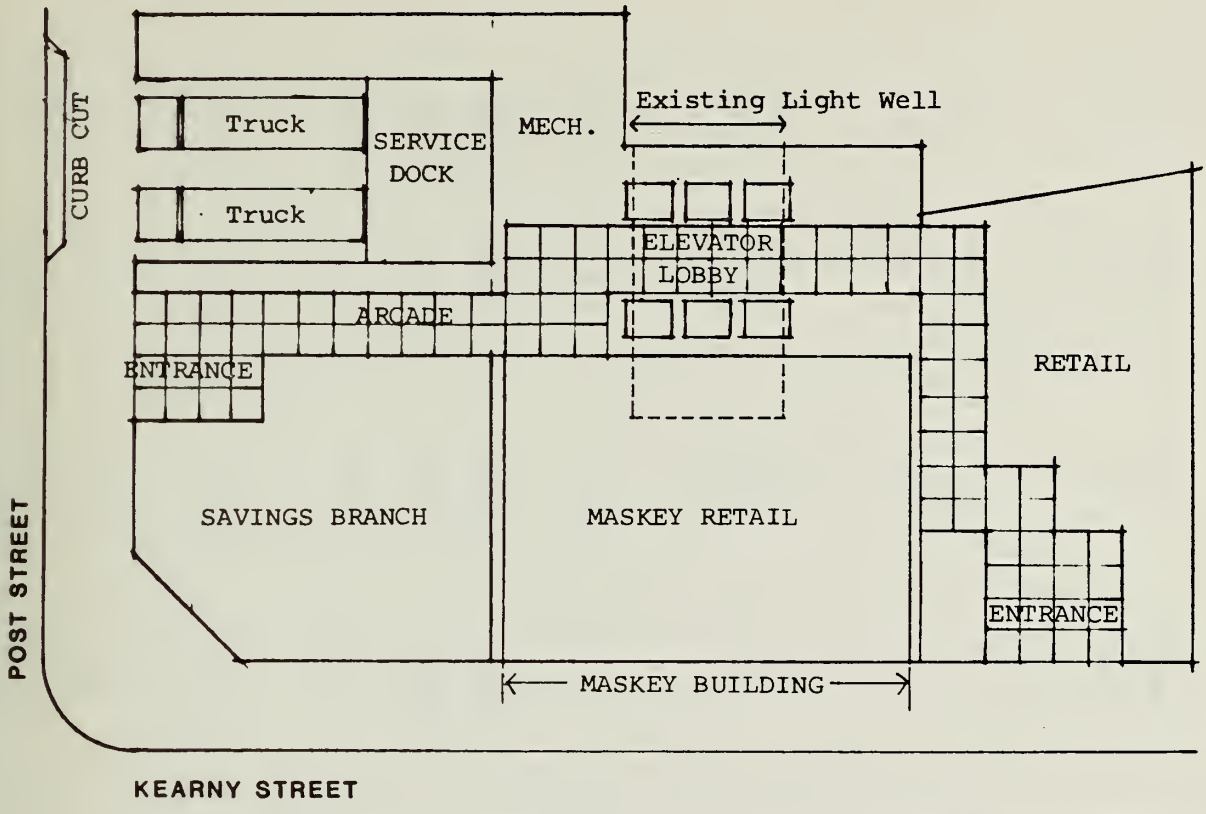
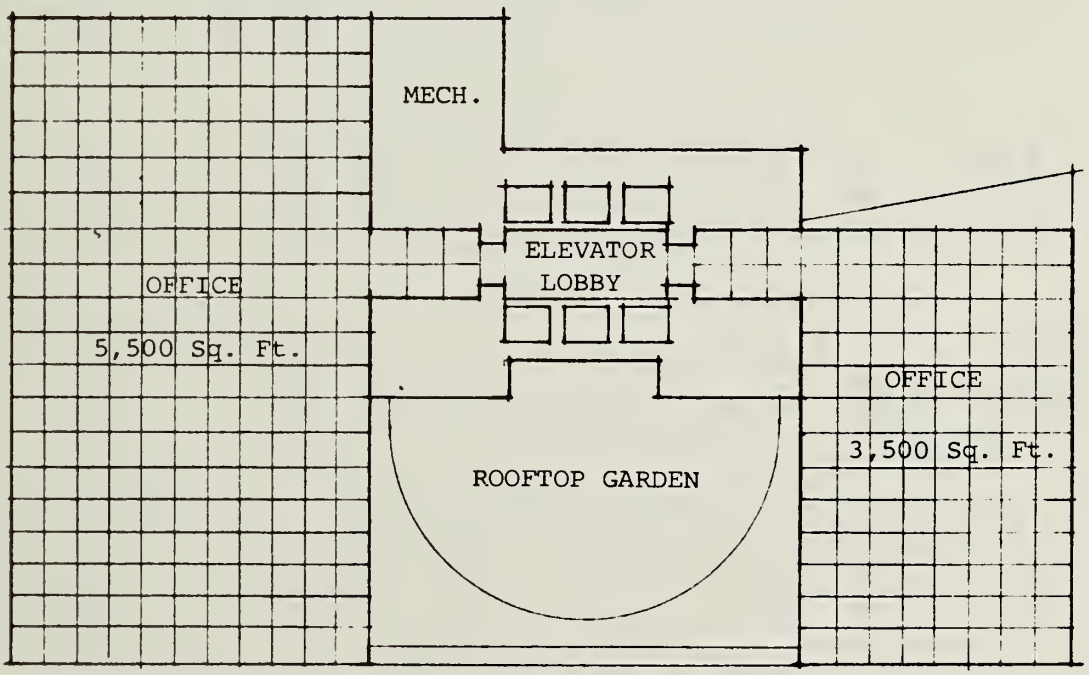



**FIGURE 1: Alternative B1.a Retaining 75% of Maskey Building**

SOURCE: Skidmore, Owings and Merrill




Street Level Plan



Typical Floor Plan (7-16)

SOURCE: Skidmore, Owings and Merrill

FIGURE 2: Alternative B.1a Retain 75% of the Maskey Building

ALTERNATIVE 8.1a

ALTERNATIVE E

ALTERNATIVE F

ALTERNATIVE G

| | Proposed Project | ALTERNATIVE B.1a (Retain 75% of the Maskey Building) | ALTERNATIVE E (Retain Maskey Facade In Existing Location) | | ALTERNATIVE F (Move Full Facade of Maskey Building Opposite Maiden Lane) | | ALTERNATIVE G (Move Reduced Facade of Maskey Building Opposite Maiden Lane) | |
|---|---|---|---|---|---|---|---|---|
| | | | Variant 1 | Variant* 2 | Variant 1 | Variant* 2 | Variant 1 | Variant* 2 |
| Basic FAR | 14:1 | 14:1 | 14:1 | 14:1 | 14:1 | 14:1 | 14:1 | 14:1 |
| Basic FAR Gross Floor Area (sq. ft.) | 199,100 | 199,440 | 199,440 | 199,440 | 199,440 | 199,440 | 199,440 | 199,440 |
| Approximate Amount of Floor Area to be Transferred From Mechanics' Institute (sq. ft.) | N/A | N/A | N/A | 39,000 | N/A | 39,000 | N/A | 39,000 |
| Total Gross Floor Area (sq. ft.) | 199,100 | 199,440 | 199,440 | 238,450 | 199,440 | 238,450 | 199,440 | 238,450 |
| - Corner Tower | N/A | N/A | N/A | N/A | 166,860 | 205,870 | 178,440 | 217,450 |
| - Maskey Facade Building | N/A | N/A | N/A | N/A | 32,580 | 32,580 | 21,000 | 21,000 |
| Total FAR with Floor Area Transferred | N/A | N/A | N/A | 16.7:1 | N/A | 16.7:1 | N/A | 16.7:1 |
| Total Number of Floors (without mechanical penthouses) | 16 | 16 | 16 | 19 | 16 | 20 | 15 | 19 |
| Total Height (including mechanical penthouses) | 230 | 230 | 235 | 275 | 230 | 285 | 220 | 275 |
| Total Height of Maskey Building Facade on Lot 7 | N/A | N/A | N/A | N/A | 80 | 80 | 80 | 80 |
| Retail Leaseable (sq. ft.) | 5,000 | 5,500 | 4,300 | 4,300 | 3,700 | 3,700 | 4,300 | 4,300 |
| Savings Branch (sq. ft.) | 5,000 | 2,700 | 4,400 | 4,400 | 4,700 | 4,700 | 4,400 | 4,400 |
| Office Space Leaseable Per Typical Floor (sq. ft.) | 12,100 | 9,000 | 12,680 | 12,680 | 10,300 | 10,300 | 11,100 | 11,100 |
| Off-street Loading | 2 spaces | 2 spaces (surface level) | 2 spaces | 2 spaces | 2 spaces | 2 spaces | 2 spaces | 2 spaces |
| Off-street Parking | 8 spaces | 0 spaces | 8 spaces | 8 spaces | 8 spaces | 8 spaces | 8 spaces | 8 spaces |

* Transfer of Permitted Basic Gross Floor Area Under Existing City Planning Code

SOURCES: Environmental Science Associates, Clifton C. Brinkley, and Skidmore, Owings and Merrill.

reconstructed, assuming that the existing frame and exterior wall could meet Code requirements and not have to be replaced.

To comply with the structural and seismic provisions of the Code, a detailed engineering analyis would have to be conducted to determine whether the existing foundations, exterior walls and steel frame of the building could be reused and could support new construction above and around the Maskey Building (Sections 104.B, 104.F, 2308, and 2304.D - 2314.H).

The Maskey Building would also have to meet the fire and life safety requirements for highrise buildings because it would be integrated into new highrise construction. These requirements pertain to fire resistance (Article 17, 38, and 43), exit standards (Article 33), and life safety (Section 1807). Exit standards, and life safety requirements such as sprinklers, alarms and communication systems could probably be installed in the existing Maskey structure. Fire resistant requirements for incombustible materials, however, might require gutting the interior structure of the building.

If all Building Code requirements were met, most of the existing interior of the Maskey Building would probably be removed or substantially altered; the interior of the Tie Rack store, which contains the original paneling and fixtures of the Maskey Fine Candies store, could be reconstructed. Should the landmark designation of the Maskey Building be approved by the City Planning Commission, and subsequently, by the Board of Superviosrs, structural alteration of the building would require a Certificate of Appropriateness from the City Planning Commission.

The Commission's adoption of Resolution No. 9240 states that the Commission "reaffirms its concern for preservation of Architecturally Significant Buildings, as outlined in Resolution No(s). 8275, 8600, and 8982, and hereby acknowledges the Director's intent to recommend denial of projects that propose to demolish architecturally significant buildings." As with the project, this alternative would demolish the 60 Kearny Building. Statements made in City Planning Commission Resolution 9240 would be applicable to this alternative.

The extenstive structural restoration required to meet construction type, structural, and fire and life safety requirements of the San Francisco Building Code would, in effect, replace most of the existing internal structure of the Maskey Building.

Splendid Survivors indicates that the project site is within and adjacent to areas of Downtown "which appear to be eligible for listing as National Register Historic Districts." (Splendid Survivors, p. 248). The site is located within the potential Retail-Shopping District (District No. 2), which is adjacent to the Kearny St. and the Market / New Montgomery St. Districts (District Nos. 3 and 6). The Retail-Shopping District stretches along two blocks of Kearny St. from just north of Sutter St. to Pine St. Splendid Survivors states that a "Historic District is a group of contiguous buildings or sites which meet the criteria of the National Register. It is not necessary that each building in a district be individually eligible, or that every building be a positive contributor, but that collectively they represent a unified ensemble that expresses a coherent image of a period in the history of a place or its architecture" (p. 248). For the Maskey Building to be eligible for inclusion in the potential Retail-Shopping Kearny St. District, 75% or more of the exterior walls of the building would have to be retained. This alternative, by retaining 75% of the exterior structure of the Maskey Building, would allow continued eligibility of the Maskey Building for inclusion on the National Register.

Preservation of 75% or more of the exterior of the Maskey Building could also qualify it for tax advantages under the Economic Recovery Tax Act of 1981. San Francisco Federal S&L would be entitlted to tax credits (Internal Revenue Code of 1954, as amended, Sections 38 and 48) on only those portions of the Maskey Building which would be depreciable (portions not occupied by San Francisco Federal).

Basement-level parking and off-street loading facilities would not be possible in this alternative because adequate vertical clearance for trucks and vans underneath the Maskey Building could not be provided. Interim off-street loading requirements adopted by the City Planning Commission on January 21, 1982 (Resolution No. 9286) require that the project provide two

off-street spaces for freight loading and service vehicles, with a minimum length of 35 ft., a minimum width of 10 ft., and a minimum vertical clearance of 14 ft. These requirements could be met for this alternative by excavating a deeper basement level under the Maskey Building, and underpinning the Maskey structure. If a deeper basement level were excavated under the Maskey Building, the elevator core would have to be placed farther into the interior of the building, allowing retention of about 50% of the exterior structure. The possibility of trucks and vans entering from Post St. and exiting from Kearny St. was also considered as a means of accommodating subsurface loading requirements. This scheme would require that the elevator core be situated even farther into the interior of the building toward Kearny St., essentially destroying the rear 60% of the building and retaining about 40% of the exterior structure. Adequate clearance could also be provided by demolishing the first floor of the Maskey Building, but would eliminate use of the light well for the elevator core.

Because of the limitations of providing subsurface loading areas, this alternative assumes that two off-street loading and service vehicle spaces would be provided at surface level. The basement level would contain mechanical equipment; no long-term parking spaces would be provided at the project site. Surface level loading bays would be provided on Post St. at a location similar to the entrance ramp of the proposed project (see Figure 2, p. 7).

Under the interim controls, Post and Kearny Sts. are designated Transit Perferential streets and are part of the primary pedestrian network of the downtown. The loading area on Post St. would have to be completely enclosed. To maximize the amount of ground-level space for a corner savings branch and retail uses on the site, only back-in/pull-out truck maneuvering could be accommodated. Interim controls establish a maximum permitted single curb cut of 24 ft. to handle surface level loading area; a minimum curb cut of 35 ft. would be required for access to surface level loading areas on Post St., which would not meet this requirement. For comparison, the entrance ramp planned for the project would require a curb cut of 14 ft.

Interim controls require that the combined total width of freight loading ingress and egress not exceed 33% of any single street frontage in one development. The surface-level loading would require about 30% of the Post St. frontage and so would meet this requirement. Surface-level loading, even though covered, could be considered an incompatible use next to the Mechanics' Institute, a City Landmark (No. 134). Design features would have to be incorporated into the of the exterior of the enclosed loading area to minimize effects on the Mechanics' Institute, as would be needed to minimize the effects of the Post St. entrance ramp planned for the project.

The site currently contains about 11,000 sq. ft. of leaseable retail/resturant space. Of this amount, approximately 6,000 sq. ft. is ground-floor retail space contained in four establishments: The Tie Rack, Discount Camera Store, the Club House resturant and Sutter's Mill restaurant/bar. Sutter's Mill also contains an estimated 5,000 sq. ft. of restaurant space at the mezzanine and second floor level. Ground-level leaseable retail space of approximately 5,500 sq. ft. would be located in the first floor of the Maskey Building (3,000 sq. ft.), and in the tower on Lot 7 (2,500 sq. ft.). After construction of the Post St. surface level loading area, about 2,750 sq. ft. of leaseable floor area would be available for a ground-level corner savings branch. This amount would represent a loss of about 1,870 sq. ft. of existing and 2,250 sq. ft. of proposed savings branch space for the project. This effect could be mitigated by locating the savings branch on the ground-level of the Maskey Building.

This alternative would represent a net loss of 600 sq. ft. of existing ground-level and 5,500 sq. ft. of total retail/restaurant space at the site. For comparison, the development of the project would result in a loss of 4,500 sq. ft. of ground-level and 9,400 sq. ft. of total retail/restaurant space.

As no parking would be provided in Alternative B.1a, it would be more responsive than the project to Objective 1, Policy 4 of the Downtown Circulation Plan, which "discourages the addition of new long-term parking spaces in and around downtown." The on-site parking deficit would be increased to 265 spaces in comparison to the project deficit of 250 spaces.

Shadow, wind, employment, housing demand, transportation-related, air quaility and energy effects of this alternative would be similar to the effects of the proposed project (see pp. 50-97 of the Draft EIR for a discussion of these impacts).

SPONSOR'S REASON FOR REJECTING ALTERNATIVE

This alternative has been rejected because preservation of 75% of the exterior walls of the Maskey Building would be questionable given Building Code requirements that would have to be met, particularly fire resistant (construction type) requirements for exterior walls (see also the sponsor's reason for rejecting Alternative B.1, on p. 122-123 of the Draft EIR).

San Francisco Federal believes that the individual architectural quality of the Maskey Building would be diminished by surrounding it with new construction. The blank wall created by locating the elevator core at the rear of the Maskey Building would visually detract from the Maskey Building and the entire Kearny St. frontage of the project site.

The savings branch of 2,750 sq. ft. that would be provided in this alternative would not meet the sponsor's space requirements for savings and loan operations which are a minimum of 4,000 net sq. ft. of floor area.

## ALTERNATIVE E: RETAIN FACADE OF MASKEY BUILDING AT EXISTING LOCATION ON PROJECT SITE

Alternative E would retain the facade of the Maskey Building at its existing location on the project site, surrounded by new construction behind the facade and on the remaining parcels of the site.

The upper levels of the building would have a stepped and faceted configuration. The portion of the building behind the 80-ft.-high facade of the Maskey Building would be recessed, and would have a darker color value than the Maskey facade.

Three variants have been developed for Alternative E (see Figures 3, p. 15). Variant 1 would be developed at a Basic FAR of 14:1 as allowed for in the C-3-O District. Variants 2 and 3 would entail transfer of permitted basic gross floor area (more commonly known as transfer of development rights) from the Mechanics' Institute. Variant 2 would transfer permitted basic floor area according to Section 127 of the City Planning Code (see Figure 4, p.16); and Variant 3 would transfer development rights according to proposed parameters contained in Guiding Downtown Development. Each variant would have the same basic exterior design, differing primarily by the total amount of floor area, number of floors and building heights.

Approximately 4,300 sq. ft. of ground-floor leaseable retail/resturant space and 4,400 sq. ft. of savings branch space would be provided in this alternative (see Figure 5, p. 17). Typical office floors would contain about 12,680 leaseable sq. ft. of floor area. Two loading bays and about eight off-street parking spaces would be provided in the basement level.

Construction of this alternative would also require demolition of the 60 Kearny St. Building, as would the proposed project. This alternative would retain the facade of the Maskey Building, in comparison to the proposed project which does not propose to preserve any portion of Maskey Building structure or the 60 Kearny St. Building. Statements made in Resolution No. 9240 would be applicable to this alternative (see p. 9).

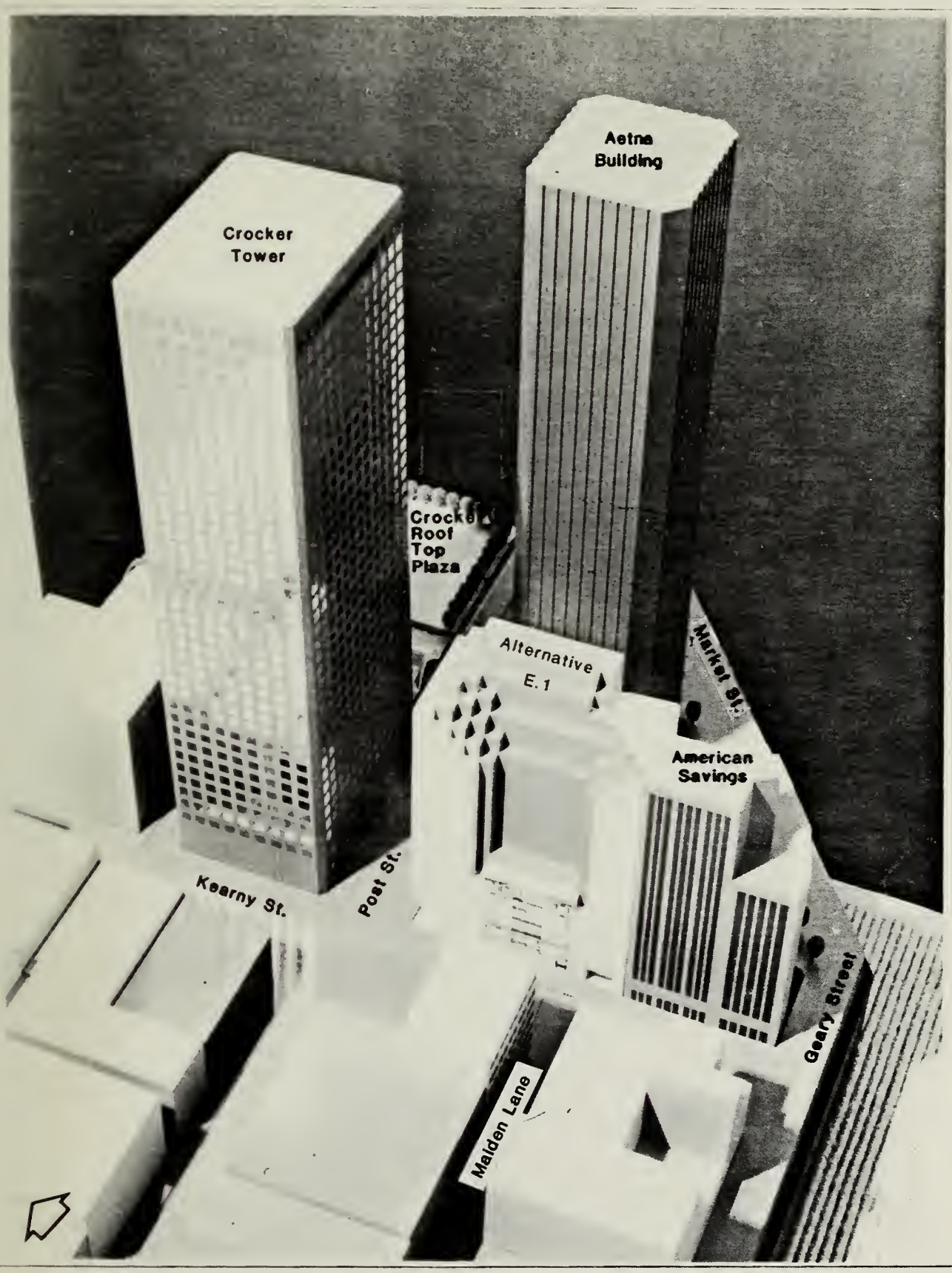



FIGURE 3: Alternative E.1
Retain Maskey Building Facade At
Existing Location On Project Site

SOURCE: Skidmore, Owings and Merrill

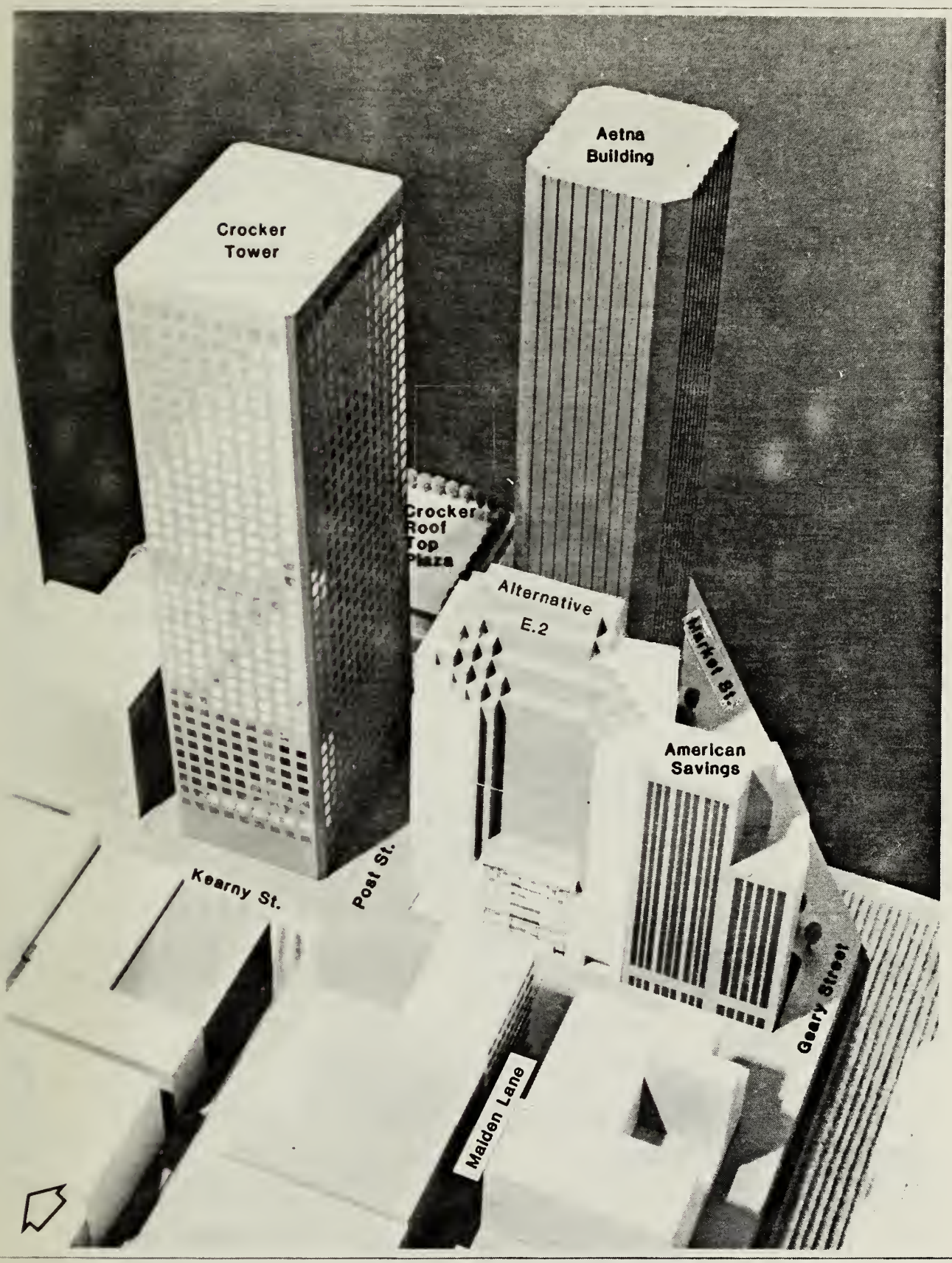
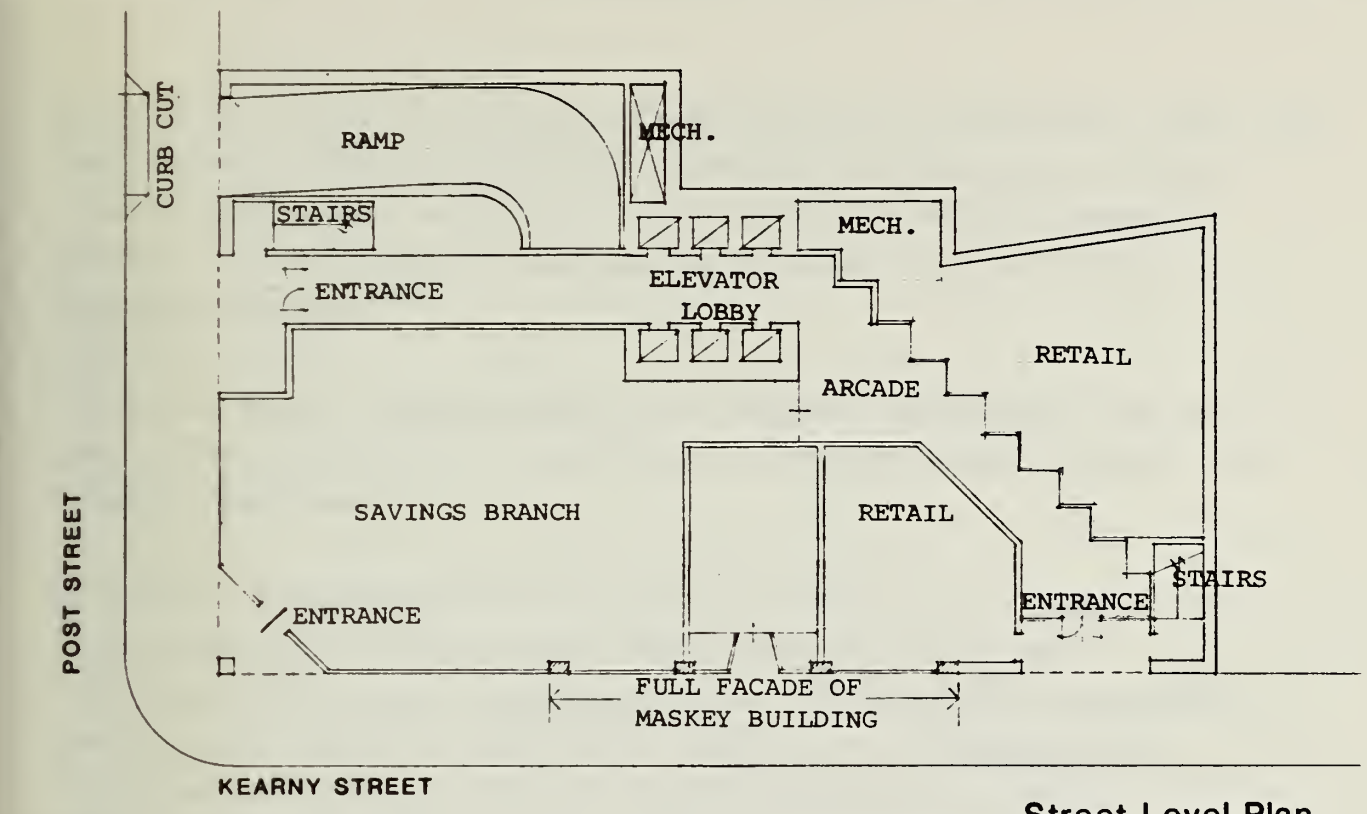


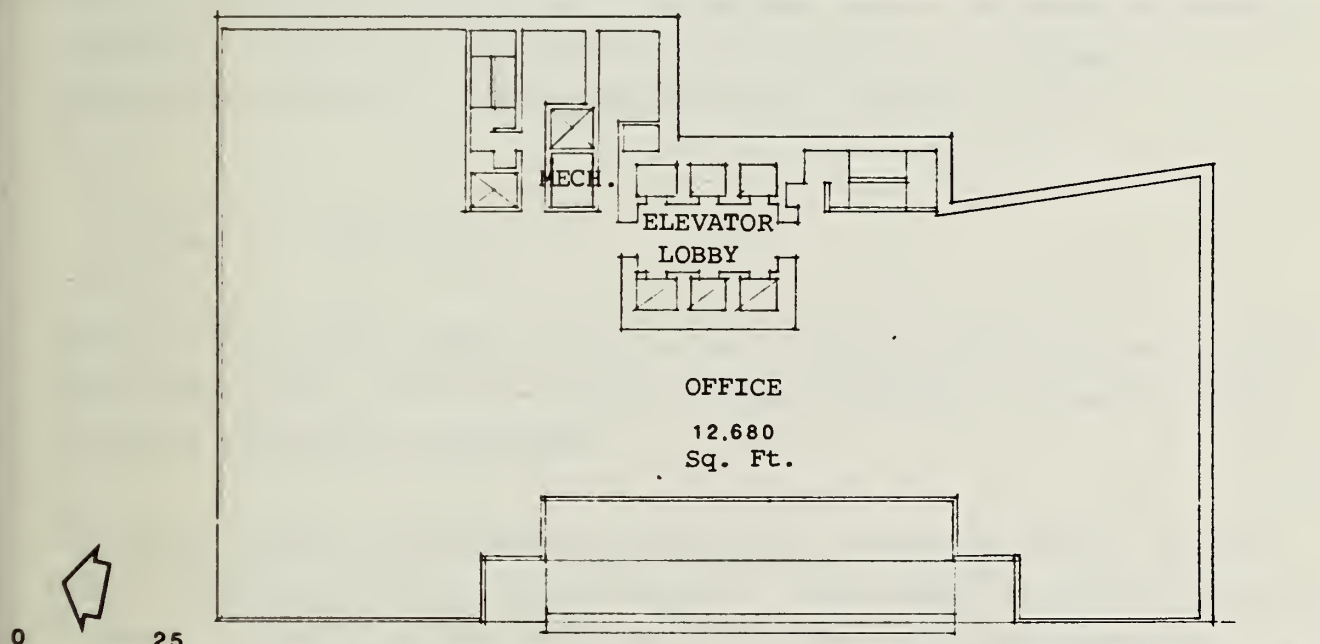

FIGURE 4: Alternative E.2
Retain Maskey Building Facade At Existing Location On Project Site

(with transfer of 39,000 gross sq. ft. of floor area from the Mechanics' Institute)

SOURCE: Skidmore, Owings and Merrill




Street Level Plan




Typical Floor Plan (1-6)

FIGURE 5: Alternative E
Retain Facade of Maskey Building
at existing location on Project Site

SOURCE: Skidmore, Owings and Merrill

Alternative E could be considered as diminishing the architectural context and contribution of the Maskey Building to the low-rise transitional corridor located along Kearny and Post Sts. This corridor is within a potential National Register District, described as the Retail-Shopping District in Splendid Survivors.

Should the Maskey Building become a City landmark, demolition of any part of the building would require a Certificate of Approrpriateness from the City Planning Commission.

Alternative E would result in a net loss of 1,700 sq. ft. of ground-floor retail/restaurant space and a net loss of 6,400 sq. ft. of total retail/restaurant space at the project site. For comparison the proposed project would result in a net loss of 4,400 sq. ft. of ground-floor retail/restaurant space, and a net loss of 9,400 sq. ft. of total retail/restaurant space provided at the project site. The amount of savings branch space provided in Alternative E, would represent a net loss of approximately 200 sq. ft., when compared to the proposed project.

VARIANT 1: BASIC FAR OF 14:1

This 16-story, 235-ft.-high alternative would contain about the same amount of gross floor area as would the proposed project (199,400), but would be about five feet taller than the project.

The amount of wind intercepted by Alternative E.1 would be greater than the amount intercepted by the proposed project. This alternative design includes a facade that would be flush with that of the American Savings Building. Combined, these two buildings would intercept a large volume of wind and would be expected to cause greater wind accelerations along Post and Kearny Sts. than would the proposed project. (Donald Ballanti, Certified Consulting Meteorologist, letter report, February 10, 1982. That report is on file and available for public review at the office of Environmental Review, 45 Hyde St., Room 319).

Shadow effects on the Crocker rooftop plaza and the Lick Place Galleria would be essentially the same as those for the proposed project (see p. 53 and pp. 57-59 of the Draft EIR, and Figure 6, p. 20 of this Addendum).

Employment, housing demand, transportation-related, air quality and energy effects of Alternative E.1 would be the same as those described for the proposed project (see pp. 61-65 and pp. 74-97 of the Draft EIR).

## VARIANT 2: TRANSFER OF PERMITTED GROSS FLOOR AREA COMPLYING WITH EXISTING CITY PLANNING CODE

This variant of Alternative E would have essentially the same exterior design as the design described for Variant 1, but it would differ by incorporating the transfer of permitted gross floor area (or development rights) from the Mechanics' Institute located on Lot 13 adjacent to the eastern boundary of the project site (see Figure 2, on p. 11 of the Draft EIR). The Mechanics' Institute is a designated City Landmark (No. 134), and is rated "A" in the Heritage survey. Transfer of permitted gross floor area from a landmark to an adjacent site is allowed under Section 127 of the Planning Code.

Approximately 39,000 gross sq. ft. of floor area would be transferred to the project site from the Mechanics' Institute, permitting development of a total of 238,450 gross sq. ft. of floor at a FAR of 16.7:1 (see Section V, Appendix, p. 46. For comparison, the proposed project without such a transfer would contain about 199,100 gross sq. ft. of floor area and would have an FAR of 14:1. This alternative would be about 275 ft. high (including mechanical penthouses) and contain 19 floors, exclusive of mechanical penthouses (see Table 1, p. 8).

Variant 2 of Alternative E would increase the total developed floor area at the project site by 39,350 sq. ft. or 17% more than the floor area of the proposed project. Under provisions of Section 127 of the City Planning Code, the transfer of permitted gross floor area from the Mechanics' Institute would help to ensure future preservation of the Mechanics' Institute by removing economic incentives to replace the structure with a larger building.

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Kearny Street

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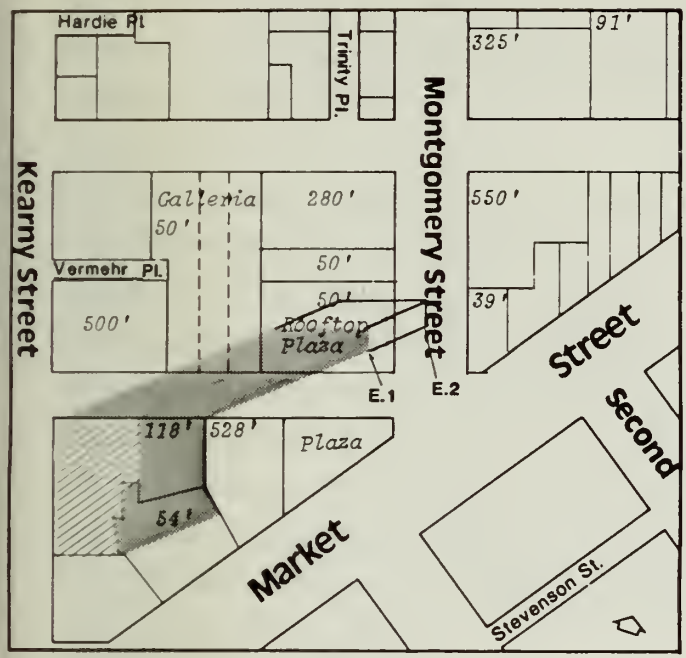


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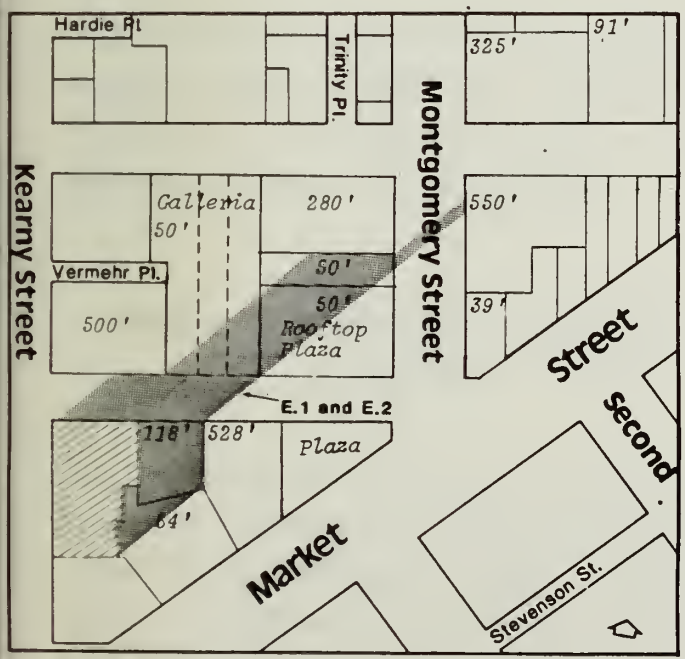


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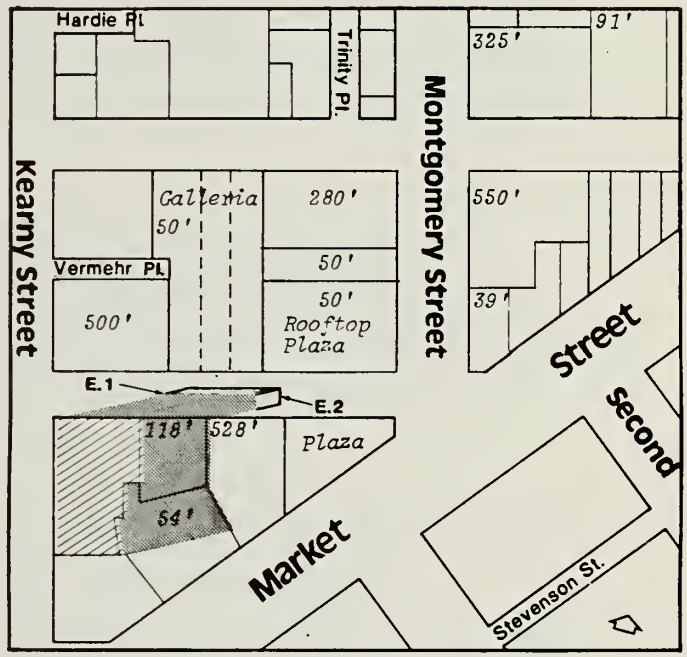


3 P.M. Mid-June

**LEGEND**

**Alternative Shadows**

**Variant E.1 (234')**
**Variant E.2 (273')**

**Shadows shown are solar time.**

Project Shadows and Existing Shadows cast by the Crocker Tower and Aetna Building are not shown. See Figure 15 on p. 58 of the Draft EIR for shadows cast by the proposed project, Crocker Tower and Aetna Building.

# FIGURE 6: Alternative E:

**Maximum Shadow Effects on Crocker Rooftop Plaza and Lick Place Galleria**

**SOURCE:** Environmental Science Associates, Inc.

Variant E.2 would be three stories more and 45 ft. taller than the project. Wind speed impacts along Post and Kearny Sts. would be greater than wind effects of the proposed project or Variant E.1.

Maximum shadow effects on the Crocker rooftop plaza and glass-dome roof of the Lick Place Galleria would occur during mid afternoon in the spring and autumn months. During those times, the project would contribute to the Galleria being completely shaded from about 1:00 to 3:30 p.m. and the rooftop plaza being completely shadowed from about 3:00 to 4:00 p.m.. The proposed project would contribute to 50-60% of this shading with the remaining 40-50% of shading cast by the Crocker Tower and the Aetna Building. Alternative E.2 would cast 30% longer shadows on the Crocker rooftop plaza and the galleria than shadows cast by the proposed project during spring and autumn afternoons (see Figure 6, p. 20).

Variant 2 of Alternative E would consume about 20% more electricity and natural gas than would the proposed project. Approximately 20% more p.m. peak-hour vehicle trips would be generated by this variant; levels of service at critical intersections would not change from those described for the project on p. 79 of the Draft EIR.

This larger alternative building would employ about 920 employees, 150 more employees than the project. The net housing demand generated by Alternative E.2 would be 160 units, as compared to a net demand of 125 units generated by the proposed project.

## VARIANT 3: TRANSFER OF DEVELOPMENT RIGHTS COMPLYING WITH GUIDING DOWNTOWN DEVELOPMENT

For the purpose of analysis, an alternative was considered retaining the facade of the Maskey Building and incorporating proposed provisions for transferring development rights contained in Guiding Downtown Development (GDD). If GDD were implemented, the 60 Kearny St. Building and the Maskey Building would be located in the proposed Conservation District No. 1. The objective in establishing Downtown Conservation District No. 1 is

"to conserve the architectural resources that distinguish the City's downtown financial center and retail area and enhance their attractiveness as a location for business activity" (see GDD, p. F-12). GDD proposes that Conditional Use authorization be obtained for any new development within Conservation District No. 1 that would result in the destruction or substantial alteration of a significant building. GDD defines "significant building" as a designated landmark or a building identified as an architecturally and/or historically significant building in City Planning Commission Resolution No. 8600 (see GDD, Appendix F, Part 1, p. F-1; and p. F-13).

Guiding Downtown Development also contains several approaches and proposals to reduce the economic incentive to replace significant buildings by allowing transfer of unused development potential. Alternative E, Variant 3 could transfer unused floor area of the Mechanics' Institute to the project site. This transfer to the project site would be conditional upon the project sponsor undertaking a program to restore the facade and, if necessary, to seismically reinforce the Mechanics' Institute according to State Historic Building Code requirements. In addition to the unused development rights, a maximum bonus development allowance of up to 50% of the existing gross floor area of the Mechanics' Institute could be granted, if such an allowance would result in facade restoration, or seismic reinforcement of the Mechanics' Institute Building.

GDD states that unused development rights could be transferred to any other site in the same zoning district "unless development of the site would result in the destruction or substantial alteration of another significant building" (see GDD pp. 21-22, and F-10). Development of any alternative which demolished the 60 Kearny St. Building (including Alternatives B.1a, E, F, and G) would not comply with the transfer of development right requirements of GDD. Development of the site which preserved or altered the facade of the Maskey Building may be considered to partially adhere to this provision of GDD, because it does not totally destroy the structure of the Maskey Building. Full compliance with the transfer of development requirements of GDD would not be possible unless the facades, at a minimum, or possibly the

entire structures of both the 60 Kearny St. and Maskey Building were retained on the project site.

Under proposed requirements of Conservation District No. 1, demolition of the 60 Kearny St. Building and alteration of the facade of the Maskey Building would require Conditional Use authorization by the City Planning Commission (see GDD pp. F-13 - F-14). The Commission may authorize demolition of the 60 Kearny St. Building if "the facts presented establish that, taking into account the project as a whole and taking into account the availability of the transfer of development rights and retention and restoration allowance authorized by Section 127 (b) and (c), reasonable use cannot be made of the significant building" (GDD, p. F-14). The Planning Commission may consider the small size of the project site (14,246 sq. ft.) and the location of the site's two rated buildings on two non-contiguous lots as evidence that reasonable use cannot be made of the 60 Kearny St. Building.

SPONSOR'S REASON FOR REJECTION

Alternative E, Variants 1 and 2 are not being considered for development by the project sponsor. From an urban design perspective, the sponsor believes that this alternative would detract from and compromise the architectural integrity of the Maskey facade by encasing it with new construction. The sponsor also believes that the total design effect of this alternative would not provide a suitable identity for its corporate headquarters.

Variant 3 of this alternative would not comply with proposed transfer of development right provisions contained in GDD.

## ALTERNATIVE F: MOVE FULL FACADE OF MASKEY BUILDING OPPOSITE MAIDEN LANE

A building could be developed at the site which includes a highrise tower at the corner of Post and Kearny Sts. and, opposite Maiden Lane, a six-story building constructed behind the full, six-bay facade of the Maskey Building. The 66-ft.-wide facade of the Maskey Building would be moved from its existing location on the project site. The lower six floors of the corner tower would be structurally inteconnected with the six floors of the Maskey Building, so that each of the lower six floors of the tower and low-rise building would function as one level (see Figures 7 and 8, pp. 25-26).

The massing of the corner tower shown in Figures 7 and 8 is conceptual. Design elements currently under consideration include exterior materials of tile or granite and punched windows of transparent, light-tinted glass. Elevations of the project when viewed from Market St. would contrast the color value of the Post and Kearny St. frontages. The uppermost levels of the building facing the Post and Kearny Sts. intersection would be stepped back from the corner in a faceted configuration. The corner portion of the building would have a contrasting color treatment that would extend the entire length of the corner axis. Possible pedestrian level features include canopies at the corner and tower entrances, and large picture windows opening to the corner savings branch and building lobby with translucent, clearstory windows above.

A preliminary report has been conducted investigating the feasibility of moving the terra cotta facade of the Maskey Building. Proposed methods include moving the facade in one section, moving the facade in several sections, and moving and reconstructing the cladding onto a new frame. That report indicates that any damaged terra cotta could be repaired or replaced by Gladding, McBean and Company, the firm who reportedly manufactured the original terra cotta used for the facade of the Maskey Building. The feasibility report and background information concerning terra cotta repair replacement are on file and available for public review at the Office of Environmental Review at 45 Hyde St., Room 319.

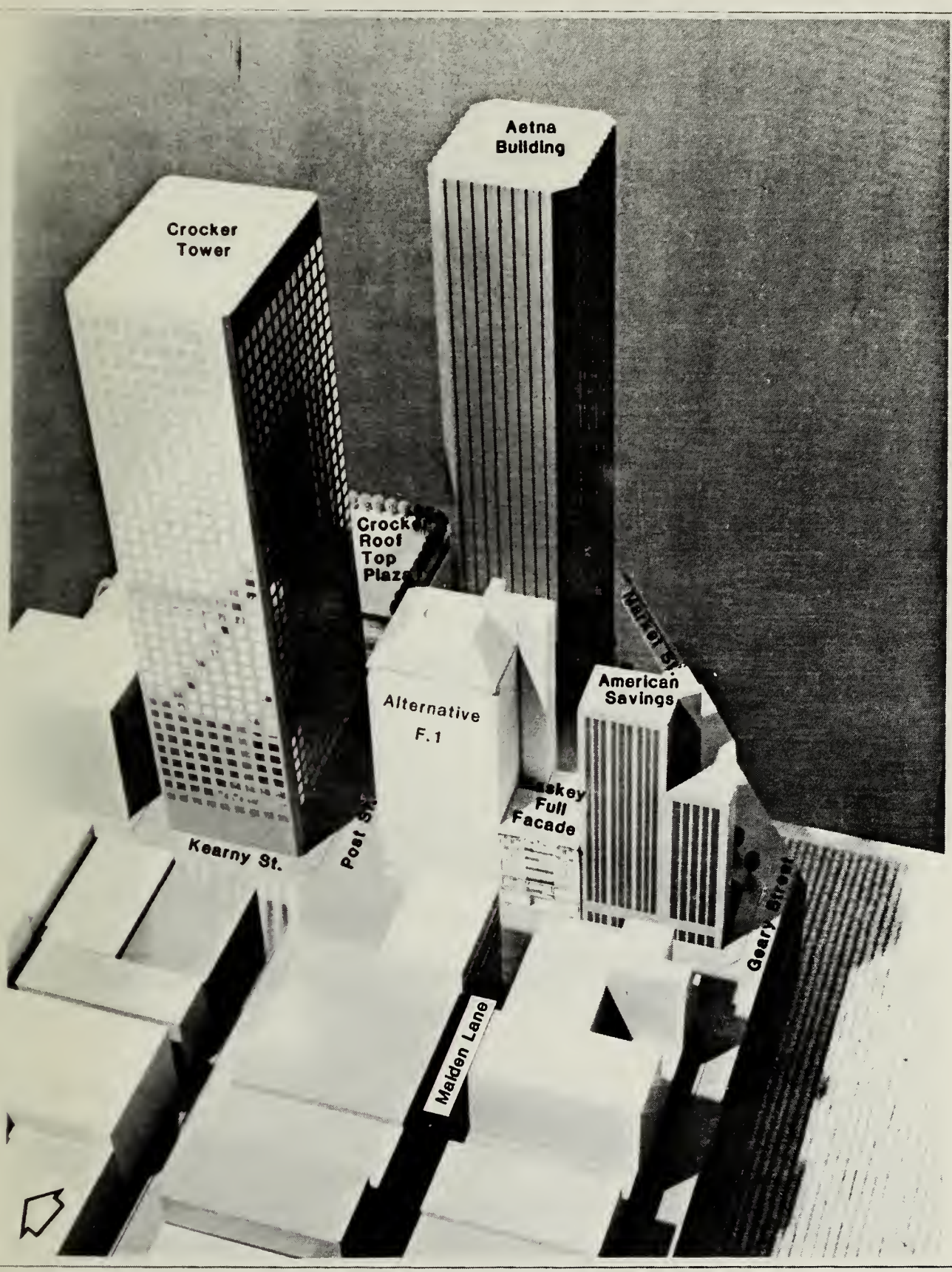


FIGURE 7: Alternative F.1
Move Full Facade Of Maskey Building
Facade Opposite Maiden Lane

SOURCE: Skidmore, Owings and Merrill

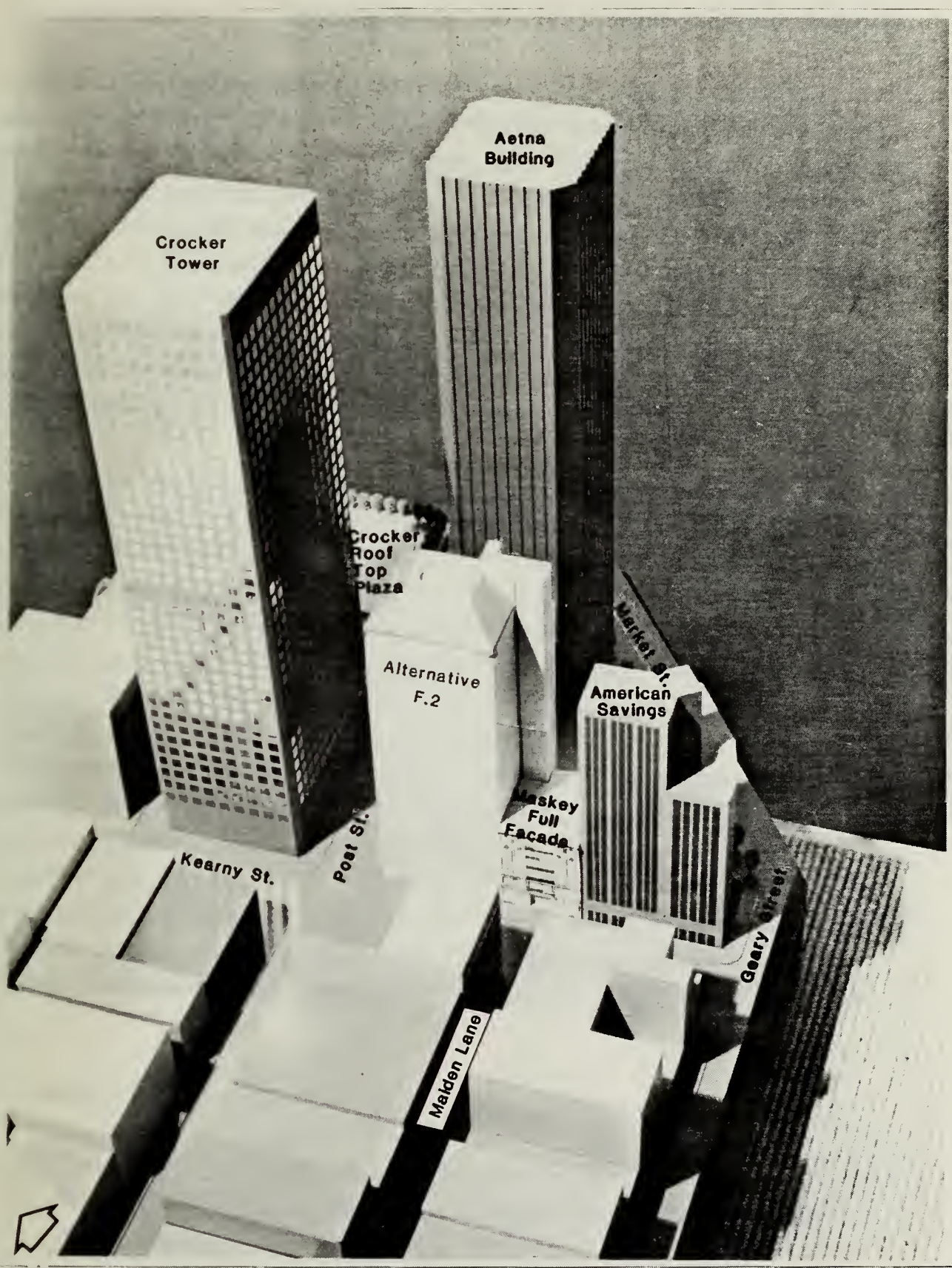


FIGURE 8: Alternative F.2
Move Full Facade Of Maskey Building
Facade Opposite Maiden Lane
(with transfer of 39,000 gross sq. ft. of floor area from the Mechanics' Institute)

SOURCE: Skidmore, Owings and Merrill

## Alternative F: Move Full Facade of Maskey Building

There would be two variants for this alternative: Variant 1 would be developed at a Basic FAR of 14:1; and Variant 2 would transfer gross floor area from the Mechanics' Institute under the City Planning Code. Alternative F would would demolish the 60 Kearny St. Building, as would the proposed project. Statements made in Planning Commission Resolution 9240 would be applicable to Alternative F (see p. 9). The original facade of the Maskey Building and the interior of the Tie Rack Store would be moved and reconstructed. Moving the facade of the Maskey Building could be considered to compromise the architectural context and integrity of the building and its relationship to nearby low-rise buildings along Kearny St.

The exterior design and ground-floor plans for Alternative F would be the same for each variant. The two variants would differ by the gross floor area, height, and number of floors of the corner tower. Alternative F and its variants would provide about 3,700 sq. ft. of leaseable ground-floor retail space, and 4,700 sq. ft. of savings branch space. Typical office floors would contain about 10,300 sq. ft. of leasable floor area in the corner tower and about 5,430 sq. ft. in the six floors of the low-rise building (see Figure 9, p. 28). Alternative F would employ six more retail workers than would the project due to the increased amount of ground-level retail space provided in this alternative. The net decrease in ground-floor retail/restaurant space would be 2,300 sq. ft. for this alternative as compared to 4,400 sq. ft. for the proposed project. Total loss of retail space on the site would be 7,300 sq. ft. or 20% less than the project decrease of 9,400 sq. ft. Approximately eight off-street parking spaces and two loading bays would be provided in the basement level for this alternative.

### VARIANT 1: BASIC FAR OF 14:1

A total of 199,440 gross sq. ft. of floor area would be developed at the site, consisting of a 230 ft.-high corner tower containing about 166,860 sq. ft., and a 80 ft.-high low-rise building of 32,580 sq. ft. of floor area which retains the facade of the Maskey Building (see Table 1, p. 8).

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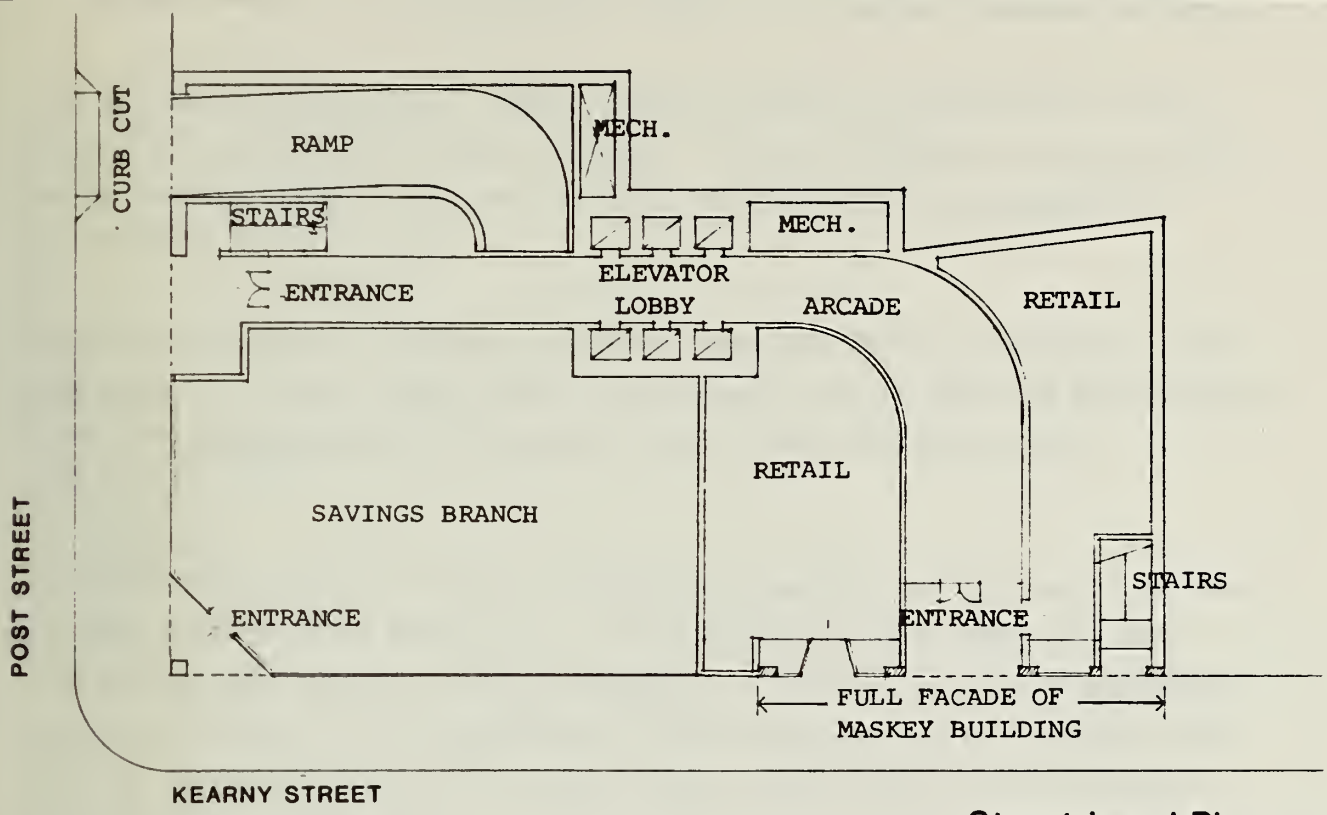
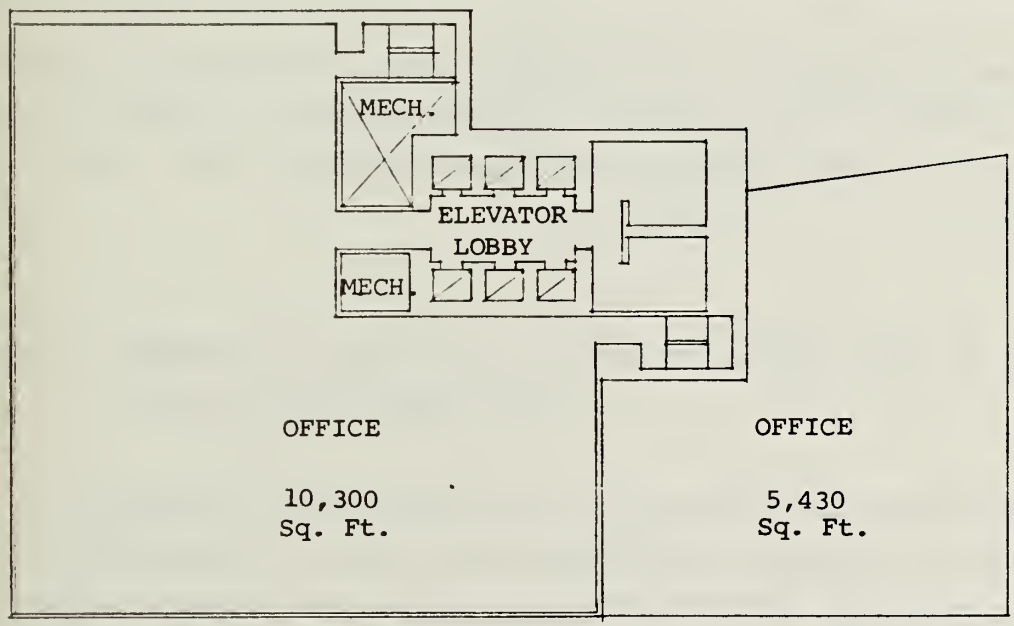



Street Level Plan



Typical Floor Plan (1-6)

FIGURE 9: Alternative F
Move Full Facade of Maskey Building
Opposite Maiden Lane

SOURCE: Skidmore, Owings and Merrill

This variant of Alternative F would contain about the same amount of total gross floor area as the proposed project. Traffic-related, air-quality and energy impacts would be the same as those described for the project on pp. 74-88 of the Draft EIR.

An estimated 770 total employees would be employed in this alternative, the same amount of persons that would be employed by the project.The net increase in housing demand would be the same as that of the proposed project (125 units).

The gap between the corner tower and American Savings Building would decrease the wind effects along Kearny St. This alternative would have less wind effects than the proposed project because of its smaller west-facing facade. Should the design of this alternative incoprorate upper-level faceted step backs at the corner of Post and Kearny Sts., wind effects of this variant would be further decreased.

Shadows effects on the Crocker rooftop plaza and Lick Place Galleria would be similar to the effects of the proposed project (see p. 58 of the Draft EIR and Figure 10, p. 30). This alternative would have no shadow effects on Maiden Lane.

## VARIANT 2: TRANSFER OF PERMITTED BASIC GROSS FLOOR AREA COMPLYING WITH EXISTING CITY PLANNING CODE.

Variant 2 of Alternative F would incorporate the transfer of approximately 39,000 sq. ft. of gross floor area from the Mechanics' Institute. Total development on the project site would have a FAR of 16.7:1, providing a total of 238,450 gross sq. ft. of floor area or 39,350 sq. ft. more floor area, than would be contained in the proposed project (see Table 1, p. 8). The corner tower would contain about 205,870 gross sq. ft. of floor area, and the low-rise building, retaining the facade at the Maskey Building, would contain about 32,580 sq. ft. of gross floor area.

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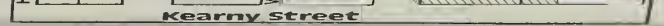
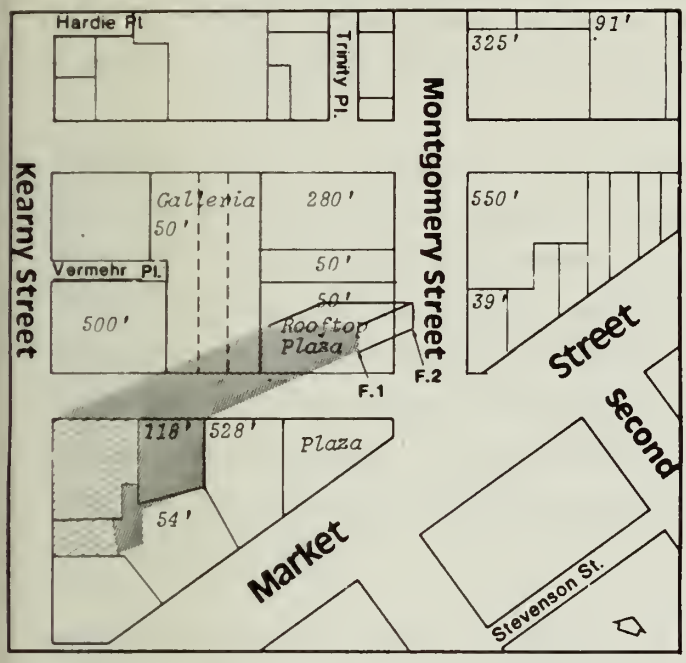

Kearny Street

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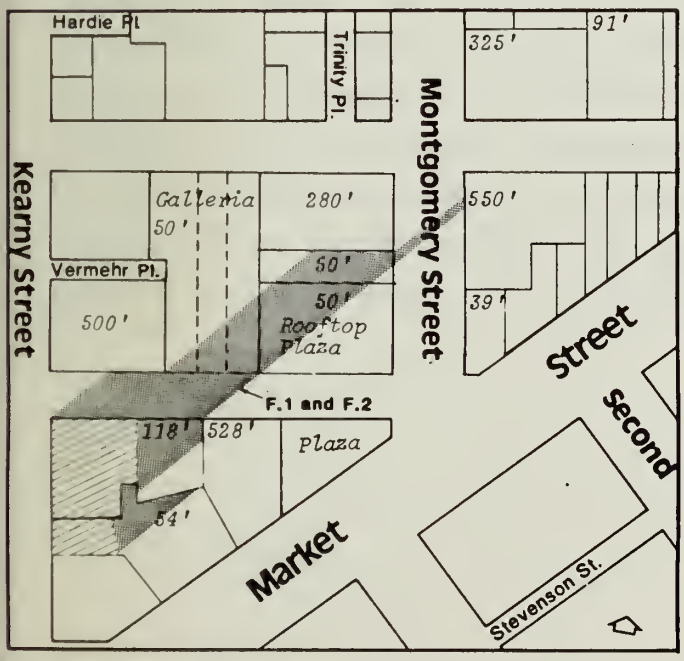
2 P.M. Mid-September

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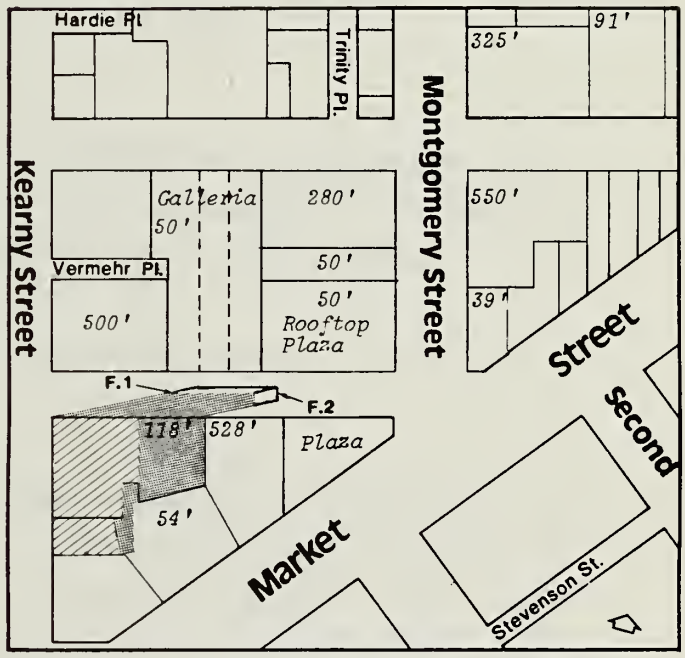


3 P.M. Mid-June

**LEGEND**

Alternative Shadows

Variant F.1 (233'-Tower/77'-Maskey Bldg.)
Variant F.2 (285'-Tower/77'-Maskey Bldg.)

**Shadows shown are solar time.**

Project Shadows and Existing Shadows cast by the Crocker Tower and Aetna Building are not shown. See Figure 15 on p. 58 of the Draft EIR for shadows cast by the proposed project, Crocker Tower and Aetna Building.

## FIGURE 10: Alternative F:

**Maximum Shadow Effects on Crocker Rooftop Plaza and Lick Place Galleria**

SOURCE: Environmental Science Associates, Inc.

## Alternative F: Move Full Facade of Maskey Building

Transferring unused development rights from the Mechanics' Institute would help to ensure future preservation of the Mechanics' Institute by removing the economic advantages of replacing the building with a larger development.

The amount of floor area provided in this alternative would be 17% more than would be provided in the project. The corner tower would be 55 ft. taller and four stories more than the project. Wind effects of this alternative would be less than those of the project, but more than for Variant 1 of this alternative. Shadow lengths on the Crocker rooftop plaza and the Galleria would be about 35% longer than shadows from the proposed project during spring and autumn afternoons. At other times of the year, shadow effects of this alternative would be similar to the effects of the project (see Figure 10, p. 30).

About 920 persons would be employed in this alternative as compared to the project employment of about 770 persons. Net housing demand of alternative F.2 would be 160 units, 35 more units than the project would demand.

Energy consumption and p.m. peak hour trip generation would be 20% greater than the project.

The project sponsor and architect are currently considering Alternative F and its variants. The sponsor believes that this alternative would preserve the architectural character of the exterior of the Maskey Building. When viewed by pedestrians, the original (although moved) exterior of the building would be retained, and would appear as a separate building. Surrounding or integrating the Maskey Building with new construction is believed by the project sponsor to diminish the architectural context of the building.

## ALTERNATIVE G: MOVE REDUCED FACADE OF MASKEY BUILDING OPPOSITE MAIDEN LANE

The project design could be modified so that a four-bay or reduced facade of the Maskey Building would be moved opposite Maiden Lane. The major difference between Alternative F and Alternative G is that Alternative F would move the full, six-bay facade of the Maskey Building opposite Maiden Lane, and Alternative G would move a reduced or four-bay facade. The width of the reduced facade would be about 42 ft., or 24 ft. less than the full Maskey facade. The reduced Maskey facade would be approximately the width of Maiden Lane. The intent of this alternative would be to reduce the Maskey facade so that the central bays of the facade would terminate the axial view down Maiden Lane from Union Square. A low-rise building would be constructed behind the four-bay facade and a corner tower would be constructed at Kearny and Post Sts. (see Figures 11 and 12, pp. 33-34). In this alternative, again, the lower floors of the corner tower would be matched structurally to the floor heights of the Maskey Building facade, so that each of the lower six floors of the corner tower and low-rise building could function as one level.

As in Alternatives E and F, this alternative would have two variants. Variant 1 would develop the site at a Basic FAR of 14:1; Variant 2 would incorporate transfer of permitted gross floor area from the Mechanics' Institute under provisions of the existing City Planning Code.

Differences between the variants would involve only the amount of floor area, number of floors, and height of the corner tower (see Table 1, p. 8). The low-rise building clad with the facade of the Maskey Building would be 80 ft. high and would contain about 21,000 sq. ft. of gross floor area.

The massing of the corner tower shown in Figures 11 and 12 is conceptual. Design considerations for this alternative would be the same as those discussed for the corner tower in Alternative F. Possible exterior design treatments include a faceted configuration at the upper portions of the tower, stepping back from the corner of Post and Kearny Sts.

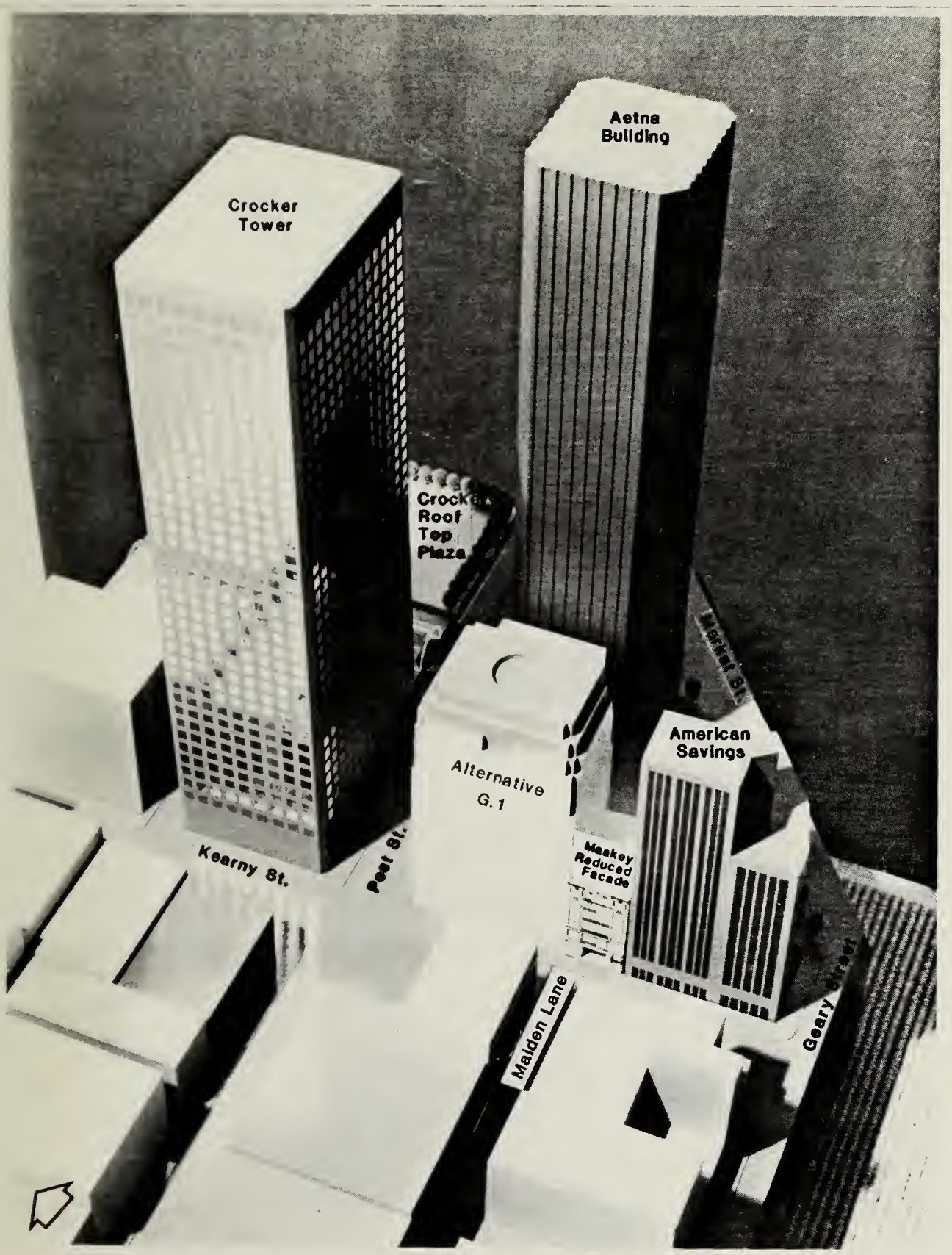


FIGURE 11: Alternative G.1
Move Reduced Facade Of Maskey Building Opposite Maiden Lane

SOURCE: Skidmore, Owings and Merrill

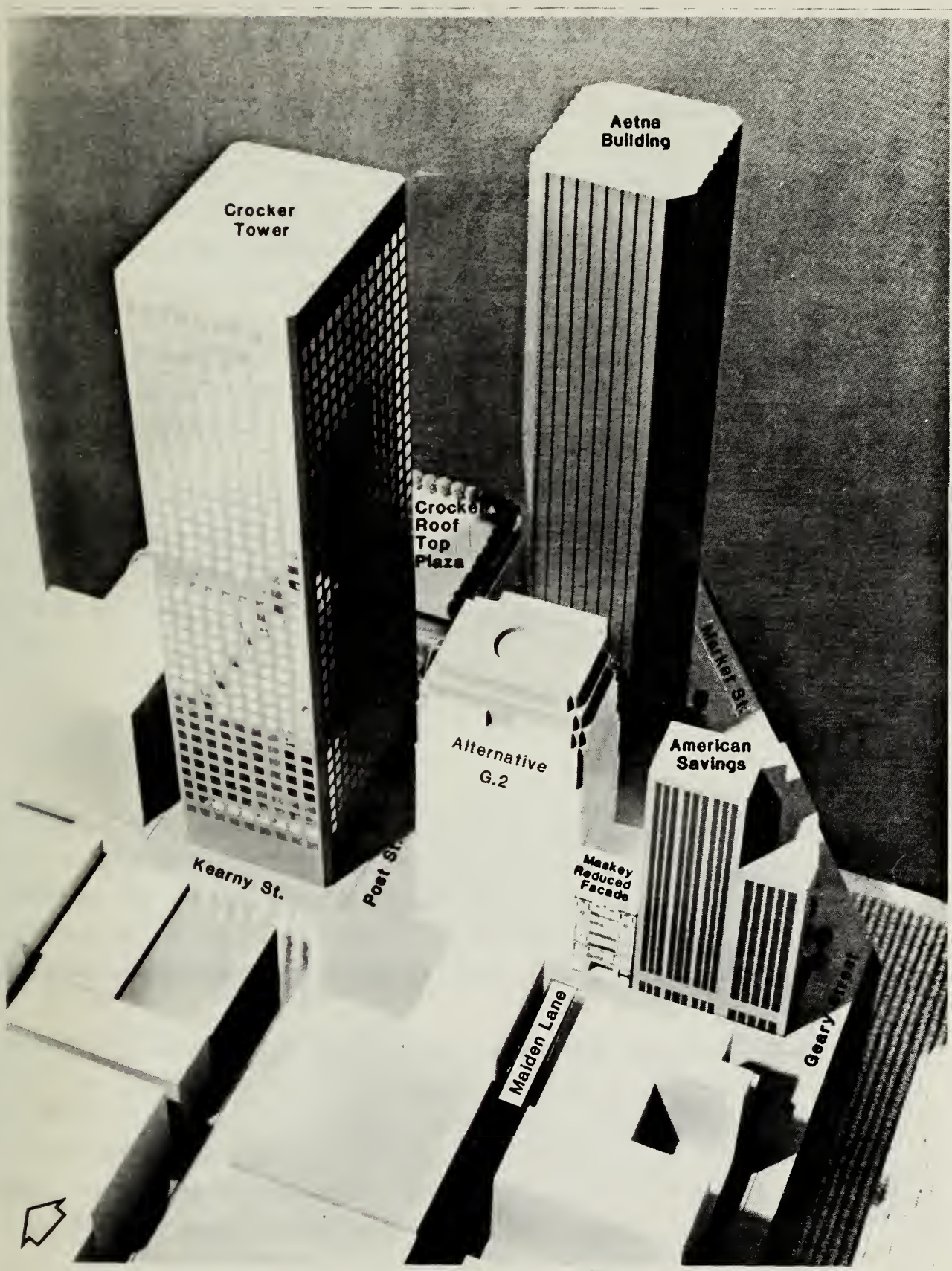


FIGURE 12: Alternative G.2
Move Reduced Facade Of Maskey Building Opposite Maiden Lane
(with transfer of 39,000 gross sq. ft. of floor area from the Mechanics' Institute)

SOURCE: Skidmore, Owings and Merrill

## Alternative G: Move Reduced Facade of Maskey Building

Ground-level use would consist of about 4,300 sq. ft. of leaseable retail space, and 4,440 sq. ft. of savings branch space. Typical office floors would contain about 11,100 sq. ft. of leaseable floor area in the corner tower and 3,500 sq. ft. per floor in the low-rise building (see Figure 13, p. 36). About six more retail workers would be employed due to the increased amount of ground-level retail space provided in this alternative..

Approximately eight parking spaces and two loading bays would be provided in the basement level of the project. Access to the basement level would be provided from Post St.

Development of this alternative would require demolition of the 60 Kearny St. Building, and two bays of the facade and interior portions of the Maskey Building. Statements made in City Planning Commission Resolution No. 9240 would be applicable for this alternative as they it would be for the proposed project.

### VARIANT 1: BASIC FAR of 14:1

In Alternative G, Variant 1, the site would be developed at a basic FAR of 14:1. A total of 199,440 sq. ft. of gross floor area would be constructed: 178,440 sq. ft. of area would be constructed in the corner tower and 21,000 sq. ft. in the low-rise building which would be clad with four bays of the facade of the Maskey Building (see Table 1, p.8).

Alternative G, Variant 1 would include a corner tower containing about 178,400 sq. ft. of floor area. This tower would be 15 stories high, one story less than the project. Wind effects of this reduced-facade variant would be less than the proposed project because of decreased massing of the west-facing facade. During spring and autumn, shadow lengths on the Crocker rooftop plaza and the Galleria would be about 15% shorter than shadows from the proposed

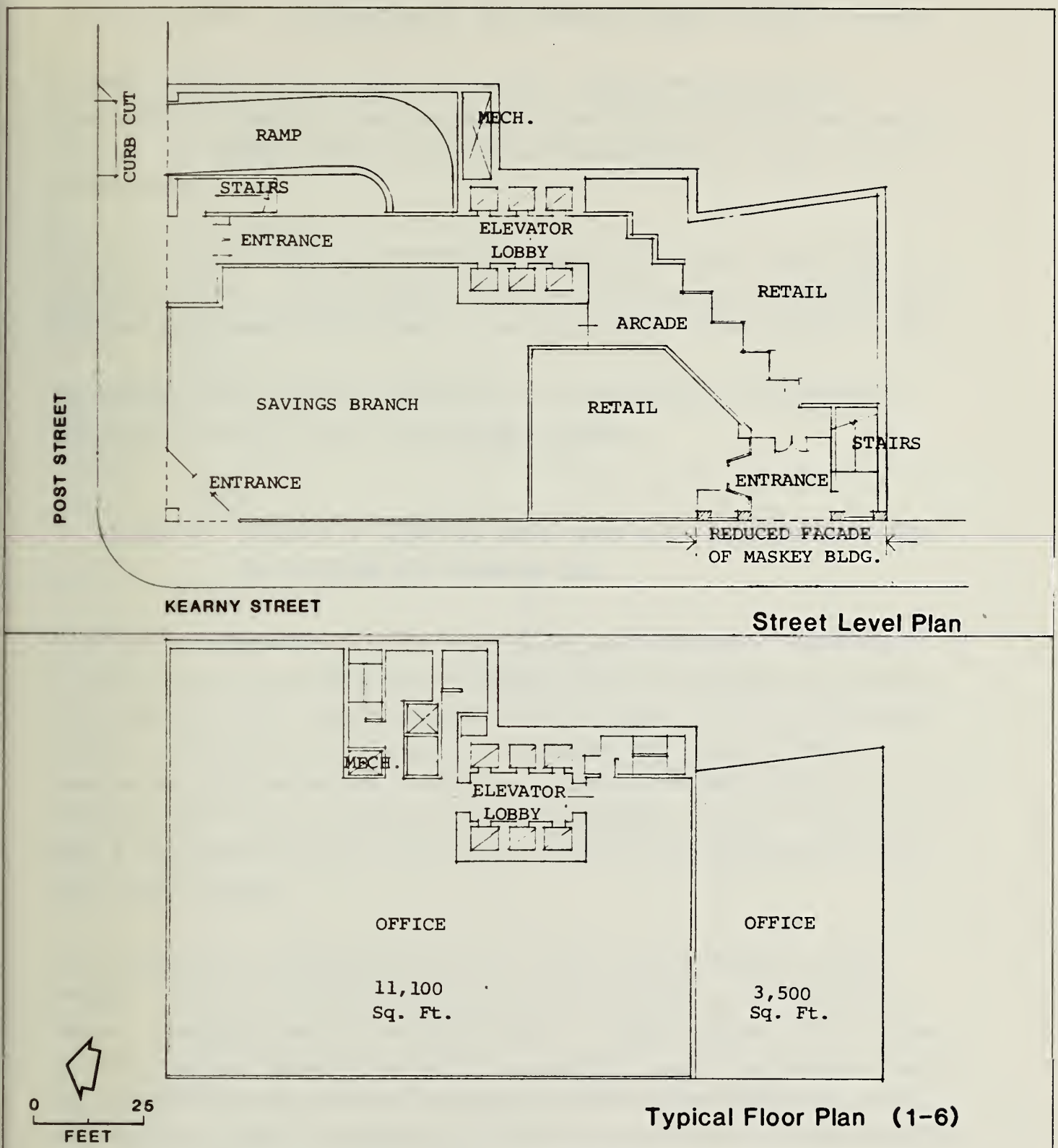


**FIGURE 13: Alternative G**
**Move Reduced Facade of Maskey Building Facade Opposite Maiden Lane**

SOURCE: Skidmore, Owings and Merrill

proposed afternoons (see Figure 14, p. 38). Shadow effects would be essentially the same as those from the proposed project during other times of the year. No shadow effects attributable to Alternative G.1 would occur on Maiden Lane.

This alternative contain approximately the same gross floor area as the proposed project. Transportation-related, air-quality, and energy effects of Alternative G.1 would be the same as those described of the proposed project.

Net housing demand and total employment for this variant of Alternative G would be that same as that of the proposed project.

### VARIANT 2: TRANSFER OF PERMITTED BASIC GROSS FLOOR AREA COMPLYING WITH THE EXISTING CITY PLANNING CODE

A variant of Alternative G could be developed which transfers 39,000 sq. ft. of floor area from the Mechanics' Institute to the project site as provided for in Section 127 of the existing City Planning Code. This variant would include construction of a 217,450-sq. ft. corner tower and a 21,000-sq. ft. low-rise building behind the reduced-bay facade of the Maskey Building. The height of the 19-story corner tower would be 275 ft. Site development would have a total FAR of 16.7:1, or 2.7:1 more than that of the proposed project (see Table 1, p.8).

The 19-story corner tower would be 275 ft. high, 45 ft. higher than the project. Variant 2 of Alternative G would have greater wind effects than Variant 1 but less than the proposed project. Shadow lengths on the Crocker rooftop plaza and the Galleria would be about 30% longer than shadows from the proposed project during spring and autumn afternons (see Figure 14, p. 38). Shadow effects would be essentially the same as the project effects during at other times of the year (see p. 53 and pp. 57-59).

This alternative would consume 20% more energy than the project. Project-generated p.m. peak-hour trips would be 20% greater than for the

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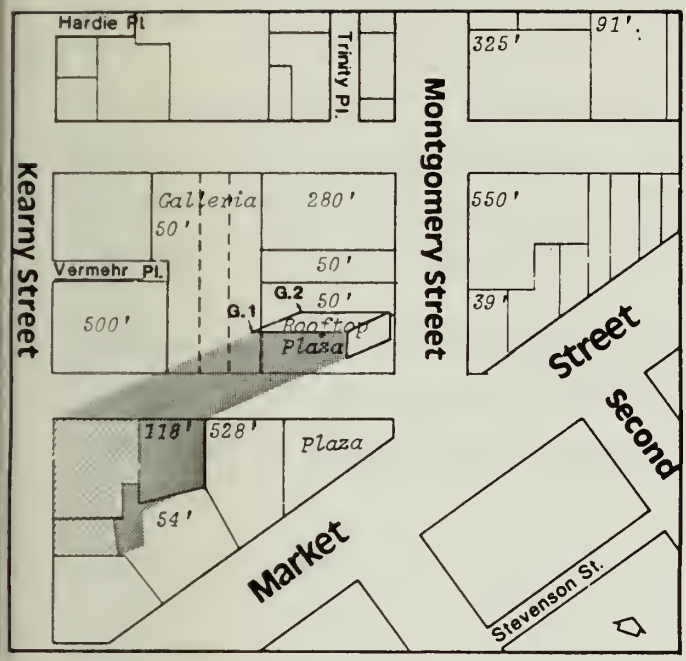


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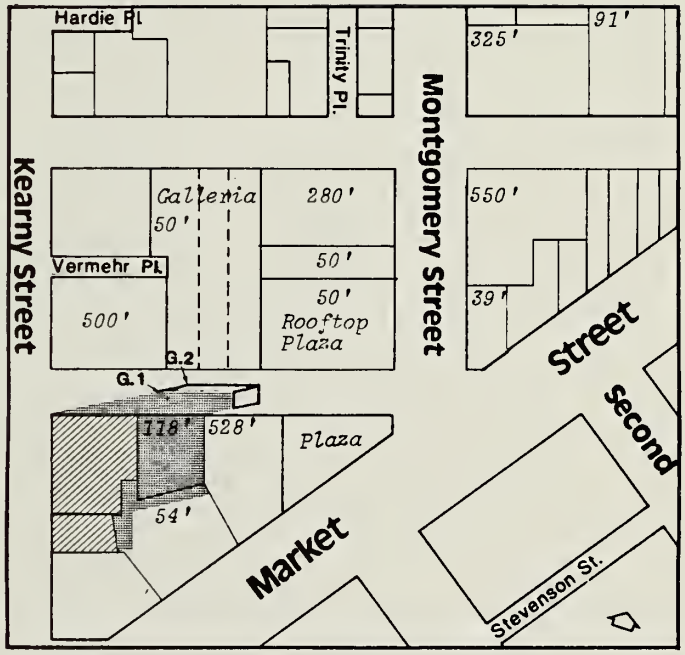


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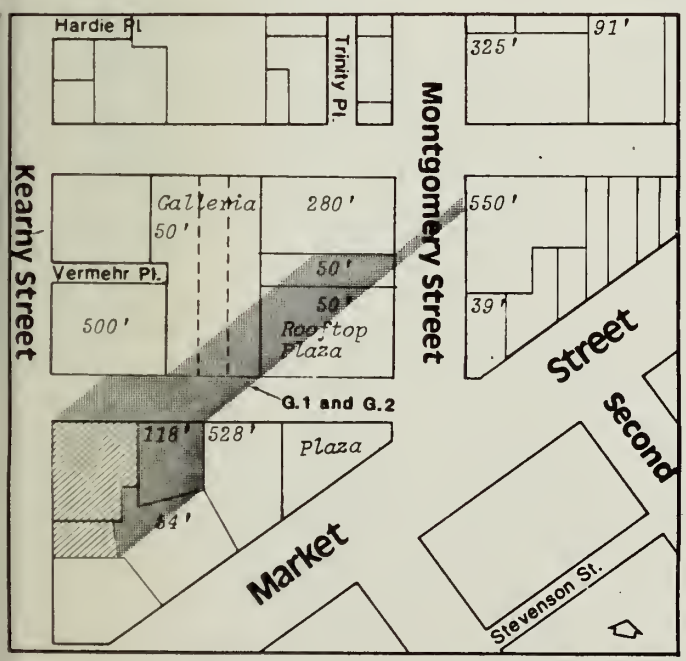


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**LEGEND**

**Alternative Shadows**

**Variant G.1 (220'-Tower/77'-Maskey Bldg.)**
**Variant G.2 (273'-Tower/77'-Maskey Bldg.)**

**Shadows shown are solar time.**

Project Shadows and Existing Shadows cast by the Crocker Tower and Aetna Building are not shown. See Figure 15 on p. 58 of the Draft EIR for shadows cast by the proposed project, Crocker Tower and Aetna Building.

**FIGURE 14: Alternative G:**
**Maximum Shadow Effects on Crocker Rooftop Plaza and Lick Place Galleria**

SOURCE: Environmental Science Associates, Inc.

proposed project. Levels of service at critical intersections would be the same as those described for the proposed project (see p. 79 of the Draft EIR).

Total employment of the alternative would be about 920 persons, a 16% increase over estimated project employment of 770 persons. Approximately 160 net units of housing would be demanded by Variant 2 of Alternative G, 35 more units than the project demand of about 125 units.

Alternative G and its variants are under consideration by the project sponsor. See also p. 31 for further discussion of why this alternative is under consideration by the project sponsor.

TABLE II: COMPARATIVE SUMMARY OF PROJECT ALTERNATIVES

TABLE II: COMPARATIVE SUMMARY OF PROJECT ALTERNATIVES

| | | ALTERNATIVE B.1a (RETAIN 75% OF THE MASKEY BUILDING | ALTERNATIVE E (RETAIN MASKEY FACADE EXISTING LOCATION | |
|---|---|---|---|---|
| | PROPOSED PROJECT | | Variant 1 | Variant 2 |
| Effects on the 60 Kearny St. and Maskey Building | Would require demolition of the 60 Kearny St. and Maskey Building. | Would retain 75% of exterior of Maskey Building. Interior structure would be substantially altered or removed. The 60 Kearny St. Building would be demolished. | Would demolish all portions of the Maskey Building structure, except for the facade. The 60 Kearny St. Building would be demolished. | |
| Proposed Conservation District Policies Contained In GDD | Conficts by the demolition of the two "B" Buildings: the 60 Kearny and Maskey Building. | More responsive than project due to retention of 75% of the Maskey Building. The 60 Kearny would be demolished. | More responsive by retaining facade of facade of Maskey Building but less responsive than Alternative B.1a. | More responsive than project and Variant 1, by retaining Maskey Building and protecting Mechanics' Institute from future development. |
| Ground-Level Retail/Restaurant and Savings Branch Space | 1,600 sq. ft. of retail (uses unknown) and 5,000 sq. ft. of savings branch space. | 5,500 sq. ft. of retail (uses unknown) and 2,700 sq. ft. of savings branch space. | Both Variants: 4,300 sq. ft. of ground-level retail and 4,400 sq. ft. of savings branch space. | |
| Net loss of existing ground-level and Total retail/restaurant space (excluding savings branch space). | Net loss of 4,500 sq. ft. of ground-level, and 9,400 sq. ft. of total retail space on site. | Net loss of 600 sq. ft. of ground-level retail, and 5,500 sq. ft. of total retail space. Alternative B.1a would provide 70% more ground-level retail space than the proposed project. Net loss of 2,300 sq. ft. of proposed savings branch space. | Both Variants: Net loss of 2,400 sq. ft. of ground-level retail space, and 7,300 sq. ft. of total retail space on site. Alternative G would provide 39% more ground-level retail space than the proposed project. | |
| Shadow Effects | During winter, the project would contribute to complete shading of the Galleria at 1 - 3:30 p.m. and rooftop plaza 3:00 - 4:00 p.m. During spring and autumn afternoons Galleria would be shaded up to 80% (project contribution 15%). The rooftop plaza would be shaded up to 60% (project contribution 30%). | Same as proposed project. | Same as proposed project. | During spring and autumn months the rooftop plaza would be about 80% in shadows (alternative contribution 50%). Impacts during winter and the Galleria would be same as the proposed project. |

TABLE II: COMPARATIVE SUMMARY OF PROJECT ALTERNATIVES (Continued)

TABLE II: COMPARATIVE SUMMARY OF PROJECT ALTERNATIVES (Continued)

| | | ALTERNATIVE F (MOVE FULL FACADE OF MASKEY BUILDING OPPOSITE MAIDEN LANE) | | ALTERNATIVE G (MOVED REDUCED FACADE OF MASKEY BUILDING OPPOSITE MAIDEN LANE) | |
|---|---|---|---|---|---|
| | PROPOSED PROJECT | Variant 1 | Variant 2 | Variant 1 | Variant 2 |
| Effects on the 60 Kearny St. and Maskey Building | Would require demolition of the 60 Kearny St. and Maskey Building | Would move and retain the full facade of Maskey Building; Demolition of the Maskey structure and 60 Kearny St. Building would occur in this alternative. | | Would move and retain four bays of the Maskey Building. Same as Alternative G, except that two bays of the Maskey facade would be demolished in addition to the Maskey structure and 60 Kearny St. Building. | |
| Proposed Conservation District Policies Contained In GDD | Conflicts by the demolition of two "B" rated buildings: 60 Kearny and Maskey Building. | More responsive to policies than proposed project, but less than responsive than Alternarives B1.a and E because it would move the facade from existing location. The 60 Kearny St. Building would still be demolished. | | More responsive to policies than proposed project, but less responsive than Alternatives B1.a, E, and F. Demolition at 60 Kearny Building would occur. | |
| Ground-Level Retail/Restaurant and Savings Branch Space | 1,600 sq. ft. of retail (uses unknown); and 5,000 sq. ft. of savings branch space. | Both Variants: 3,700 sq. ft. of ground-level retail, and 4,700 sq. ft. of savings branch space. | | Both Variants: 4,300 sq. ft. of ground-level retail, and 4,400 sq. ft. of savings branch space. | |
| Net loss of existing ground-level and Total retail space (excluding savings branch space). | Net loss of 4,500 sq. ft. of ground-level, and 9,400 sq. ft. of total retail space on site. | Both Variants: Net loss of 2,400 sq. ft. ground-level of retail space, and 7,300 sq. ft. of total retail space on site. Alternative F would provide 39% more ground-level retail space on than proposed project. | | Both Variants: Net loss of 1,800 sq. ft. of ground-level retail space, and 6,700 sq. ft. of total retail space on site. Alternative G would provide 63% more ground-level retail space than the proposed project. | |
| Shadow Effects | During winter, the project would contribute to complete shading of the Galleria at 1 - 3:30 p.m. and rooftop plaza 3:00 - 4:00 p.m. During spring and autumn afternoons Galleria would be shaded up to 80% (project contribution 15%). The rooftop plaza would be up to 60% (project contribution 30%). | Same as proposed project. | During spring and autumn months the rooftop plaza would be about 90% in shadows (alternative contribution 60%). Winter impacts andall impacts on the Galleriathe same as the proposed project. | During spring and autumn months the rooftop plaza would be about 55% in shadows (alternative contribution 25%). Winter impacts and all impacts on the Galleria the same as the proposed project. | During spring and autumn months the rooftop plaza would be about 80% in shade (alternative contribution 50%). Winter impacts and all impacts on the Galleria the same as the proposed project. |

TABLE II: COMPARATIVE SUMMARY OF PROJECT ALTERNATIVES (Continued)

TABLE II: COMPARATIVE SUMMARY OF PROJECT ALTERNATIVES (Continued)

| | | ALTERNATIVE B.1a (RETAIN 75% OF THE MASKEY BUILDING | ALTERNATIVE E (RETAIN MASKEY FACADE EXISTING LOCATION | |
|---|---|---|---|---|
| | PROPOSED PROJECT | | Variant 1 | Variant 2 |
| Wind Effects | The project would increase north-westerly winds by up to 28% along Kearny St., south of the site and up to 22% along Post St., east of the site. The project North-westerly winds would be decreased by 4% to 11% on Maiden Lane, near Kearny St., sidewalks adjacent to the site and Post St. west of the site. | Reduced wind effects in comparison to the proposed project due to decreased west-facing facade. | Increased wind accelerations on Kearny and Post Sts. Effects greater than the proposed project. | Wind Effects greater than project, Alternative B1a, and Alternative E, Variants 1 and 2, F, and G. |
| P.M. Peak-Hour Traffic Generation | Project would increase traffic volumes by no more than 2% on any of the Freeway approach streets. Project would add about 40 vehicles to Bay Bridge (0.02% increase) Ridership on Muni Lines Downtown area would not increase by more than 0.01%. | Same as proposed project. | Same as proposed project. | Impacts would be 20% greater than project. About 50 vehicles would be added to the peak-hour Bay Bridge traffic. Rideship on Muni lines would increase by about 1.2% (335 patrons). |
| Air Quality Effects | The project would result in a 1% increase for the 8-hour average for roadside CO on Third St. Project would increase the one-hour concentration on Main St. by 0.6%. The project would not cause any standards violations. | Same as proposed project. | Same as proposed project. | Same as proposed project. |

ALTERNATIVE F
(MOVE FULL FACADE OF MASKEY

ALTERNATIVE G
(MOVE REDUCED FACADE OF MASKEY

| | | ALTERNATIVE F (MOVE FULL FACADE OF MASKEY BUILDING OPPOSITE MAIDEN LANE) | | ALTERNATIVE G (MOVE REDUCED FACADE OF MASKEY BUILDING OPPOSITE MAIDEN LANE) | |
|---|---|---|---|---|---|
| | PROPOSED PROJECT | Variant 1 | Variant 2 | Variant 1 | Variant 2 |
| Wind Effects | The project would increase north-westerly winds by up to 28% along Kearny St., south of the site and up to 22% along Post St., east of the site. The project North-westerly would be decreased winds by 4% to 11% on Maiden Lane, near Kearny St., on sidewalks adjacent to the site and Post St. west of the site. | Wind impacts less than proposed project, and Variants B1.a. | Wind impacts less than proposed project, and Alternative B1a, but greater than Alternative F, Variants 1 and 2. | Wind impacts greater than Alternative F but less than proposed project. | Wind impacts less than proposed project, but greater than Alternative F and Alternative G, Variants 1 and 2. |
| P.M. Peak-Hour Traffic Generation | Project would increase traffic volumes by no more than 2% on any of the freeway approach streets. Project would add about 40 vehicles to Bay Bridge (0.02% increase). Rider-ship on Muni Lines serving the Down-town area would not increase by more than 0.01%. | Same as proposed project. | Same as Alternative E, Variant 1 | Same as proposed project. | Same as Altenative E, Variant 1 |
| Air Quality Effects | The project would result in a 1% increase for the 8-hour average for roadside CO on Third St. Project would increase the one-hour concentration on Main St. by 0.6%. The project would not cause any standards violations. | Same as proposed project. | Same as proposed project. | Same as proposed project. | Same as proposed project. |

TABLE II: COMPARATIVE SUMMARY OF PROJECT ALTERNATIVES (Continued)

TABLE II: COMPARATIVE SUMMARY OF PROJECT ALTERNATIVES (Continued)

| | | ALTERNATIVE B 1A (RETAIN 75% OF THE MASKEY BUILDING | ALTERNATIVE E (RETAIN MASKEY FACADE EXISTING LOCATION | |
|---|---|---|---|---|
| | PROPOSED PROJECT | | Variant 1 | Variant 2 |
| Energy Consumption | Project would use about 2.4 million kilowatt (kwh) hours of electricity per year (about 1 kwh per sq. ft. per mo.) And about 3 million cubic feet of natural gas per year (1.25 cubic feet per sq. ft. per year). | Same as proposed project. | Same as proposed project. | Alternative would consume 2.9 million kwh and 3.6 million cubic feet per year (about 20% more than the proposed project). |
| Employment Effects | Total Employment: 770 persons net increase of employment on site would be 550 persons. | Same as proposed project. | Total Employment: 920; net Employment increase of 700 | |
| Net Increase in Housing Demand | Proposed project would generate a net demand for about 125 housing units. | Same as proposed project. | Same as proposed project. | Net demand for about 160 units, 35 units more than the project would demand. |
| Status of Project Alternative | Not applicable. | Rejected by sponsor because objective of retaining 75% of exterior of Maskey Building probably couldn't be achieved, given Building Code requirements that would have to be met. See also status of Alternative E. | Alternative E is not under consideration by the project sponsor because the sponsor believes that the architectural integrity of the Maskey Building be compromised and the total design effect would not be appropriate for its headquarters. | |

TABLE 11: COMPARATIVE SUMMARY OF PROJECT ALTERNATIVES (continued)

TABLE II: COMPARATIVE SUMMARY OF PROJECT ALTERNATIVES (Continued)

| | | ALTERNATIVE F (MOVE FULL FACADE OF MASKEY BUILDING OPPOSITE MAIDEN LANE) | | ALTERNATIVE G (MOVED REDUCED FACADE OF MASKEY BUILDING OPPOSITE MAIDEN LANE) | |
|---|---|---|---|---|---|
| | PROPOSED PROJECT | Variant 1 | Variant 2 | Variant 1 | Variant 2 |
| Energy Consumption | Project would use about 2.4 million kilowatt hours of electricity per year (about 1 kwh per sq. ft. per mo.) and about 3 million cubic feet of natural gas per year (1.25 cubic feet per sq. ft. per year). | Same as proposed project. | Alternative would consume 2.9 million kwh and 3.6 million cubic feet (per year about 20% greater than the proposed project). | Same as proposed project. | Alternative would consume 2.9 million kwh and 3.6 million cubic feet per year (about 20% greater than the proposed project). |
| Employment Effects | Total Employment: 770 persons Net Increase of Employment on site: 550 persons. | Same as proposed project. | Total Employment: 920; 150 more than the project would employ. Net Employment Increase of 770. | Same as proposed project. | Total Employment: 920; 150 more persons than the project would employ. Net employment increase of 720. |
| Net Increase In Housing Demand | Proposed project would generate a net demand for about 125 housing units. | Same as proposed project. | Net demand for about 160 units, 35 more units than the project would demand. | Same as proposed project. | Net demand for about 160 units, 35 more than the project would demand. |
| Status of Alternative | Not applicable | Under consideration. | Under consideration. | Under consideration. | Under consideration. |

# V. APPENDICES

City Planning Code:* Transfer of Permitted Basic Gross Floor Area From the Mechanics' Institute

| Mechanics' Institute | Floor Area |
|---|---|
| Lot Area | 6,994.6 sq. ft. |
| Buildable Area Using an F.A.R. of 14:1 | 97,924 sq. ft. |
| Existing Development | 58,916 sq. ft. |
| Net Available for Transfer | 39,008 sq. ft. |

* Article 1.2 , Section 127, Subsections (a) and (b). Calculations shown above have not been approved by the Department of City Planning according procedures outlined in Subsection (c); therefore the amount of net floor area available for transfer should be considered as an estimate.